



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

24a Ballynacor Meadows

Portadown

BT63 5UU

Bedroom	4
Reception	1
Bathroom	2



Impressive four bedroom detached home with luxury finishes throughout, set upon a generous site with private rear garden

Offers in Excess of: £245,000

Viewing strictly by appointment only

Opening Times

Monday to Friday 9:00am - 5.30pm
Saturday 10:00am - 12.00pm
Sunday Closed

Open during lunchtime

028 3833 1111

www.joyceclarke.team
sales@joyceclarke.team
2 West Street, Portadown, BT62 3PD



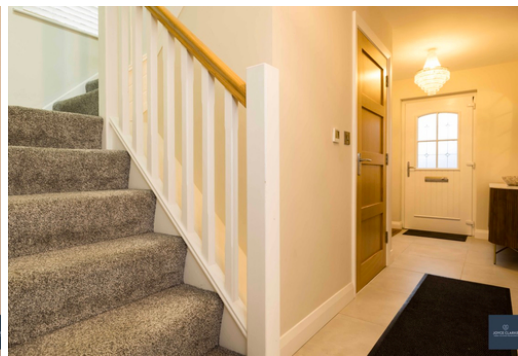
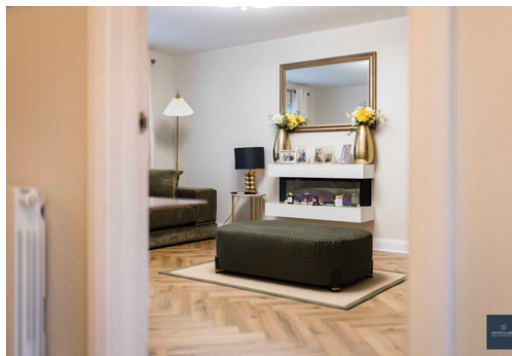


JOYCE CLARKE

TAKING YOU HOME

If you are on the hunt for an impressive family home with beautiful finishes throughout, we have exactly what you are after! 24a Ballynacor Meadows is situated just a short drive from Portadown, and is easily accessible to the M1 making travel in all directions simple no matter where you need to be. This immaculately presented property offers fantastic accommodation for you and your family with four bedrooms, stunning dual aspect reception room with media wall, fabulous open plan kitchen dining, family bathroom, utility and downstairs WC. This home is equally as impressive on the outside with large private gardens to the rear complete with paved patio area. There is excellent parking also via the tarmac driveway to the front and side. Rarely does a property that has been so well finished hit the sales market, and we know you are just going to love this one!

Contact the sales team to get your viewing booked in without delay.



- Attractive red brick detached family home within a popular development
- Dual aspect living room with feature fireplace and media wall
- Four great sized bedrooms
- Beautiful open plan kitchen dining with an range of integrated appliances
- Utility & downstairs WC
- Family bathroom with separate bath and shower
- Fully enclosed rear garden laid in lawn with paved patio
- Large driveway with room for ample parking
- Energy efficient "B84" rating
- Within easy reach of M1, Portadown and surrounding areas



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL

Composite entrance door with glazed panels. Double convector radiator. Tiled flooring. Large walk-in storage closet under stairs with lighting.

GROUND FLOOR WC

0.99m x 1.88m (3' 3" x 6' 2")

Dual flush WC and corner wash hand basin with vanity unit below. Double convector radiator. Tiled flooring and splashback. Window providing natural light.

LIVING ROOM

3.86m x 5.52m (12' 8" x 18' 1")

Dual aspect reception room with feature wall mounted electric fire. Feature acoustic wood wall panelling. Double convector radiator. Herringbone style laminate flooring.

KITCHEN DINING

Spacious dual aspect kitchen diner with excellent range of high and low level kitchen cabinets including saucepan drawers and under unit lighting. Range of appliances include eye level double oven, four ring electric hob with extractor fan and glass canopy, integrated fridge freezer and dishwasher. Stainless steel one and half bowl sink and drainage unit. Feature acoustic wood wall panelling. Tiled flooring and splashback. Recessed lighting. Two double convector radiators. TV point for wall mounted TV. Double UPVC framed patio doors leading to rear garden.

UTILITY ROOM

2.51m x 1.80m (8' 3" x 5' 11")

Low level units including larder style unit. Space for washing machine and tumble dryer. Stainless steel sink and drainage unit. Double convector radiator. Tiled flooring. Extractor fan. UPVC door with glazed panel giving access to rear garden.

FIRST FLOOR LANDING

Access to attic. Double convector radiator.

MASTER BEDROOM

3.87m x 3.51m (12' 8" x 11' 6") (MAX)

Front aspect double bedroom. Wired for ceiling mounted



bedside pendant lighting. TV point for wall mounted TV.
Double convector radiator.

BEDROOM TWO

3.15m x 3.17m (10' 4" x 10' 5")

Rear aspect double bedroom. Feature acoustic wood wall panelling. Wired for ceiling mounted bedside pendant lighting. TV point. Double convector radiator.

BEDROOM THREE

3.77m x 3.17m (12' 4" x 10' 5")

Rear aspect bedroom. Feature acoustic wood wall panelling. Herringbone style wood effect laminate flooring. TV point. Double convector radiator.

BEDROOM FOUR

3.02m x 3.03m (9' 11" x 9' 11")

Front aspect bedroom. TV point. Double convector radiator.

FAMILY BATHROOM

2.60m x 2.29m (8' 6" x 7' 6")

Four piece bathroom suite comprising of panel bath with mixer tap, dual flush WC wash hand basin with vanity unit below and separate tiled shower quadrant with rainfall showerhead. Wood effect tiled flooring and tiled splashback to bath and wash hand basin. Extractor fan. Recessed lighting. Double convector radiator.

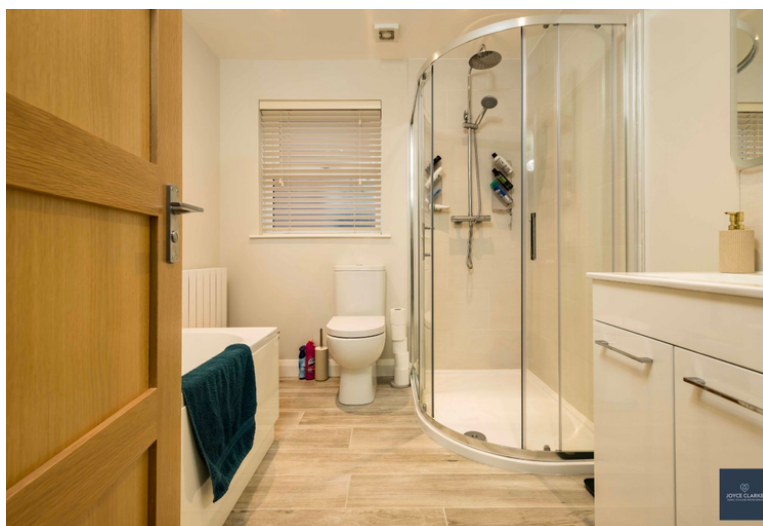
OUTSIDE

FRONT GARDEN

Tarmac driveway providing excellent parking to front and side of property. Area laid in lawn.

REAR GARDEN

Fully enclosed rear garden with gated access to either side. Paved pathway and patio area which enjoys the benefit of south facing elevation. Space for shed (can be bought separately). Outside tap and lighting.



We endeavour to make our sales details accurate and reliable, however they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers. Site plans on brochures are not drawn to scale, however we are happy to provide scale drawings from our office. Artists' impressions are for illustrative purposes only. All details including materials, finishes etc.