

Charming Bungalow In The Countryside Yet Convenient To Town
Set on A Mature, Elevated Site Of C. 0.5 Acres
Offering Flexible Family Accommodation
Located On The Armagh Side of Portadown

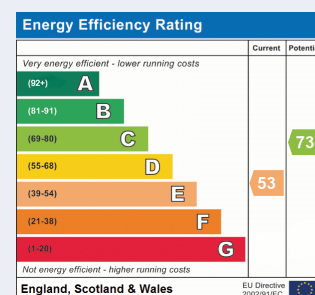


28 Mullantine Road, Portadown, Co Armagh BT62 4EH

- Entrance hall
- Lounge with feature corner window
- Separate w.c
- Dining room
- Kitchen
- Utility room
- Large conservatory
- Study
- Three bedrooms
- Bathroom with bath & shower cubicle
- Mahogany double glazed windows
- Oil fired heating
- Attached garage
- Mature gardens

PRICE GUIDE £335,000

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Charming Bungalow In The Countryside Yet Convenient To Town

Set on A Mature, Elevated Site Of C. 0.5 Acres

Offering Flexible Family Accommodation

Located On The Armagh Side of Portadown

Discover this delightful bungalow, perfectly positioned in a sought-after area on the Armagh side of Portadown, located between the Armagh Road and the Loughgall Road. Enjoy the best of both worlds — a peaceful rural setting with views over open countryside to the front and towards Portadown at the rear, while still being just minutes from local shops, schools, and amenities.

Set on a mature, elevated site, this home boasts beautifully landscaped gardens to the front, and a private rear garden with established fruit trees — perfect for relaxing or entertaining outdoors.

Inside, the spacious accommodation includes:

Three well-proportioned bedrooms

Bright lounge

Separate dining room

Kitchen

Period style bathroom

Large conservatory with views over the rear brick-paved patio

This property is ideal for anyone looking for the charm of country living without sacrificing the convenience of town amenities.

Front Porch

6' 0" x 3' 9" (1.83m x 1.14m) Mahogany double glazed front door and matching side screen, wood block floor, glazed door to entrance hall.

Entrance Hall

11' 5" x 7' 0" (3.48m x 2.13m) Cloaks cupboard , ceiling comiced, hotpress

Lounge

17' 10" x 14' 10" (5.44m x 4.52m) Mahogany fireplace with granite inset and inset stove, solid oak floor, ceiling comiced, feature corner window

Kitchen

13' 3" x 13' 0" (4.04m x 3.96m) High and low level units, peninsula unit with breakfast bar, cooker, extractor fan, fridge freezer, 2 1/2 bowl stainless steel sink, larder, broom cupboard, partially tiled walls, tiled floor

Utility Room

9' 6" x 4' 10" (2.90m x 1.47m) Low level unit, plumbed for washing machine, 11/2 bowl stainless steel sink, partially tiled walls, tiled floor. Stable style half door to rear

W.C.

4' 9" x 4' 9" (1.45m x 1.45m) WC, wash hand basin, fully tiled walls

Dining Room

11' 0" x 9' 10" (3.35m x 3.00m) Ceiling corner, glazed double doors to conservatory

Conservatory

23' 0" x 11' 2" (7.01m x 3.40m) PVC double glazed, patio doors, tiled floor

Hallway

Study

8' 10" x 4' 0" (2.69m x 1.22m) Built-in wardrobe

Bedroom 1

12' 5" x 12' 0" (3.78m x 3.66m) Alcove

Bedroom 2

Built-in mirror robe

Bedroom 3

9' 10" x 9' 0" (3.00m x 2.74m) Built-in mirror robe

Bathroom

9' 0" x 8' 4" (2.74m x 2.54m) Period style white suite comprising freestanding bath with handheld shower, wash hand basin, WC, large corner shower cubicle with tiled walls, Half wood panelled walls, tiled floor

Outside

Railings at front with electrically operated gates

Tarmac drive and parking area.

Mature front garden laid lawn, shrub beds and rocky with mature shrubs and trees.

Extensive brick pave patio at rear, summer house, upper rear garden laid in lawn with apple trees

Gate leading to lower rear garden/paddock laid in lawn with several apple trees and pear trees.

Garage 21' 6" x 15' 0" Up over door

