

**Three Bedroom Ground Floor Apartment
In A Popular Area Fronting Onto The Brownstown Road
Ideal For First Time Buyers, Retired Persons Or Investors**



34B Clounagh Park, Portadown, Co Armagh BT62 3QD

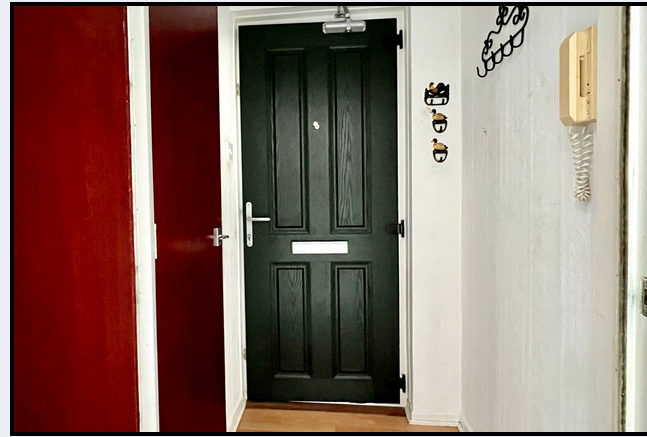


- Entrance hall
- Lounge
- Dining area
- Kitchen with high & low level units
- Three bedrooms
- Shower room
- PVC double glazed windows
- Oil fired heating
- Garden at rear

PRICE GUIDE £79,950

These details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise as to their correctness. The vendor does not make or give, and neither Alastair Stevenson the Property Spot nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



Communal Foyer

Entrance Hall

4' 0" x 3' 8" (1.22m x 1.12m) Composite front door, laminate floor

Store

5' 8" x 4' 7" (1.73m x 1.40m)

Lounge

12' 0" x 10' 0" (3.66m x 3.05m)

Dining Area

9' 4" x 6' 7" (2.84m x 2.01m)

Kitchen

10' 4" x 7' 9" (3.15m x 2.36m) High & low level cupboards, stainless steel sink, plumbed for washing machine, partially tiled walls, back door. Hallway with hot press and cupboard.

Bedroom 1

12' 0" x 9' 10" (3.66m x 3.00m) Laminate floor

Bedroom 2

10' 0" x 8' 10" (3.05m x 2.69m) Laminate floor

Bedroom 3

8' 4" x 8' 2" (2.54m x 2.49m) Laminate floor

Shower Room

8' 0" x 5' 6" (2.44m x 1.68m) White suite comprising corner shower cubicle, wash hand basin, w..c, fully tiled walls

Outside

Rear garden laid in stones and shrubs.

