



**Second Floor Two Bedroom Apartment**  
**Close To Local Schools And Local Amenities**  
**PVC Double Glazed Windows**  
**Gas Fired Heating**  
**Ideal For Investor Or First Time Buyers**



**13e Loughgall Road, Portadown, Co Armagh BT62 4BU**

- Entrance hall
- Lounge with ornamental fireplace
- High gloss white kitchen
- Two bedrooms
- Shower room with white suite
- Gas central heating
- Small garden at rear

**PRICE GUIDE £77,500**

*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		56
(39-54)	E		
(21-38)	F	35	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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**Entrance Hall**

10' 0" x 4' 0" (3.05m x 1.22m) Pvc front door, wood effect tiled floor

**Lounge**

15' 0" x 13' 9" (4.57m x 4.19m) Ornamental fireplace with oak surround and electric fire

**Kitchen**

8' 4" x 9' 4" (2.54m x 2.84m) High gloss white kitchen with high & low level units, hob, oven, extractor fan, stainless steel sink, plumbed for washing machine, partially tiled walls, dining area

**Rear Hall**

2' 10" x 6' 6" (0.86m x 1.98m) Storage cupboard

**Bedroom 1**

12' 0" x 10' 0" (3.66m x 3.05m) Built-in mirrored wardrobe, unit with wardrobe

**Bedroom 2**

11' 7" x 7' 0" (3.53m x 2.13m)

**Shower Room**

8' 3" x 5' 0" (2.51m x 1.52m) White suite comprising corner shower, w.c., wash hand basin with vanity unit, fully tiled walls, tiled floor

**Outside**

Small garden at rear, storage shed

