



**Two Bedroom Semi Detached Bungalow
With Low Maintenance Gardens
In Need Of Some Modernisation
Ideal For Retired Persons Or First Time Buyers**



3 Cottage Mews, Portadown, Co Armagh BT62 3JT

- Entrance hall
- Lounge with marble fireplace
- Oak effect kitchen
- Dining area
- Two bedrooms
- Shower room
- PVC double glazed windows
- Oil fired heating
- Low maintenance gardens
- Convenient to town centre

PRICE GUIDE £150,000

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		76
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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Entrance Hall

5' 9" x 3' 10" (1.75m x 1.17m) PVC front door

Lounge

14' 0" x 10' 9" (4.27m x 3.28m) Marble fireplace, laminate floor

Kitchen

14' 8" x 12' 0" (4.47m x 3.66m) 14' 8" x 12' 0" (4.47m x 3.66m) Oak effect kitchen with high & low level units, 1½ bowl stainless steel sink, plumbed for washing machine, built-in oven, hob, extractor fan, larder, partially tiled walls, open plan to dining area

Rear Hall

5' 10" x 2' 10" (1.78m x 0.86m) Laminate floor

Bedroom 1

11' 5" x 10' 8" (3.48m x 3.25m) Built-in unit comprising wardrobes & high level cupboards, laminate floor

Shower room

8' 3" x 5' 9" (2.51m x 1.75m) White suite comprising corner shower cubicle, wash hand basin, w.c., fully tiled walls, tiled floor, Hot press

Bedroom 2

11' 5" x 8' 6" (3.48m x 2.59m) Built-in wardrobe

Outside

Pebbled front garden

Tarmac driveway

Enclosed, paved rear garden with garden shed

