



Well Presented Three Bedroom Semi Detached House
 Attractive Kitchen With Walk in Utility Cupboard
 Dining Area With Patio Doors
 Ideal For First Time Buyers



137 Ballylum Meadows, Portadown, Co Armagh BT62 4BW

- Entrance hall
- Lounge with oak fireplace
- Walnut effect kitchen with built-in oven & hob
- Dining area in kitchen with patio doors
- Store / Utility area
- Three bedrooms
- Bathroom with white suite
- Oil fired heating
- Gardens laid in lawn

GUIDE PRICE £160,000

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	78

England, Scotland & Wales EU Directive 2002/91/EC



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Entrance Hall

7' 0" x 3' 10" (2.13m x 1.17m) Panelled front door

Lounge

17' 8" x 11' 5" (5.38m x 3.48m) Oak fireplace with granite inset, laminate floor, bay window

Kitchen

12' 3" x 10' 10" (3.73m x 3.30m) Walnut effect kitchen with high and low level units, built in oven, hob, extractor fan, one and a half bowl stainless steel sink, plumbed for washing machine, partially tiled walls, tiled floor, open plan to dining area with patio doors

W.C.,

7' 0" x 3' 0" (2.13m x 0.91m) Modern white suite comprising w.c., and wash hand basin, tiled floor

Utility Area / Cloaks Cupboard

7' 4" x 3' 0" (2.24m x 0.91m) Tiled floor

1st Floor Landing

11' 0" x 6' 5" (3.35m x 1.96m) Hot press

Bedroom 1

14' 4" x 9' 0" (4.37m x 2.74m) Built in mirror robes

Bedroom 2

11' 8" x 7' 7" (3.56m x 2.31m)

Bedroom 3

7' 10" x 7' 2" (2.39m x 2.18m)

Bathroom

6' 4" x 5' 9" (1.93m x 1.75m) Modern white suite comprising panelled bath, wash hand basin with vanity unit, w.c., fully tiled walls, tiled floor

Outside

Front garden laid in lawn

Tarmac driveway

Rear garden laid in lawn with patio area, shrub beds at rear

