



Tastefully Decorated Semi Detached House Located In A Popular Area Off The Mahon Road Ideal For First Time Buyers



3 Mahon Court, Portadown, Co Armagh BT62 3GE

- Entrance hall
- Lounge with pine fireplace
- Shaker style kitchen with built-in oven & hob
- Dining area with patio doors
- Three bedrooms
- Bathroom with white suite
- Pvc double glazed windows
- Oil fired heating
- Gardens laid in lawn
- Tarmac driveway

PRICE GUIDE £150,000

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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	66	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



Tastefully Decorated Three Bedroom Semi Detached House

Located In A Popular Area Off The Mahon Road

Ideal For First Time Buyers

Entrance Hall

16' 0" x 4' 10" (4.88m x 1.47m) PVC front door, solid oak floor

W.c.

6' 0" x 3' 8" (1.83m x 1.12m) WC and wash hand basin

Lounge

18' 4" x 11' 2" (5.59m x 3.40m) Cast iron fireplace with pine surround, solid oak floor, bay window

Kitchen

19' 5" x 10' 2" (5.92m x 3.10m) Shaker style kitchen with high and low level units, built-in oven, hob, extractor fan, stainless steel sink, plumbed for washing machine, Partially tiled walls, open plan to dining area, patio doors

First floor landing Hotpress

Bedroom 1

11' 7" x 9' 4" (3.53m x 2.84m)

Bedroom 2

17' 0" x 9' 7" (5.18m x 2.92m)

Bedroom 3

10' 4" x 9' 8" (3.15m x 2.95m)

Bathroom

9' 7" x 6' 1" (2.92m x 1.85m) White suite comprising panelled bath, wash and basin, WC, corner shower cubicle, tiled floor

Outside

Front garden laid in lawn.

Tarmac driveway.

Enclosed rear garden laid in lawn with patio area.

