



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

110 Portadown Road

Tandragee

BT62 2JX

Bedroom	4
Reception	2
Bathroom	1



Charming Period-Style Detached Home on 0.8 Acre Site with paddock

Offers Over: £299,950

Opening Times

Monday to Friday 9:00am - 5.30pm
Saturday 10:00am - 12.00pm
Sunday Closed

Open during lunchtime

Viewing strictly by appointment only

028 3833 1111

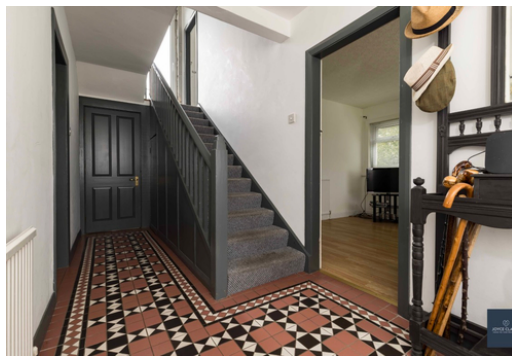
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JOYCE CLARKE

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110 Portadown Road is a charming period-style detached home on 0.8 acre site with paddock, ideally situated between Portadown and Tandragee. This well proportioned family home includes a spacious kitchen, two reception rooms, four bedrooms, and a family bathroom, perfect for modern family living. Externally, the property boasts extensive outdoor space, featuring a large double garage and a concrete yard area. Rarely does a smallholding of this nature become available in such a desirable and convenient location.



- Period style detached dwelling house
- Spacious grounds extending to approximately 0.8 acres
- Large double garage and concrete yard area
- Flexible accommodation with three reception rooms
- Family bathroom
- Oil fired central heating
- Four Bedrooms



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	42 E	
21-38	F		
1-20	G		

ENTRANCE HALL

Composite entrance door with glazed panel and glazed panels to either side. Mosaic tiled flooring. Single panel radiator. Storage closet under stairs.

LIVING ROOM / DINING ROOM

3.3m x 4.05m (10' 10" x 13' 3") Excluding bay window
Dual aspect reception room with feature bay window to front aspect. Fireplace with slate tiled surround, wood mantle and slate tiled hearth. Wood effect laminate flooring. Double panel radiator.

LOUNGE

3.3m x 4.2m (10' 10" x 13' 9") Excluding bay window
Dual aspect reception room with feature bay window to front aspect. Fireplace with cast iron surround, decorative tiled back panel, tiled hearth and electric insert. Double panel and single panel radiators. Wood effect laminate flooring.

REAR HALLWAY

Single panel radiator. Wood effect laminate flooring. Composite door to conservatory porch at rear.

KITCHEN

3.3m x 4.55m (10' 10" x 14' 11")
Extensive range of high and low level kitchen cabinets with solid wood doors. Integrated fridge, four ring electric hob with integrated extractor canopy above, double oven and microwave. Plumbed for dishwasher. Composite one and half bowl sink and drainage unit with pelmet above. Tiled flooring and splashback. Wood panelled ceiling with recessed lighting. Single panel radiator.

BEDROOM FOUR / ADDITIONAL RECEPTION ROOM

3.31m x 4.42m (10' 10" x 14' 6")
Rear aspect room giving flexibility to meet family needs. Wood effect laminate flooring. Double panel radiator.

CONSERVATORY PORCH

2.83m x 1.81m (9' 3" x 5' 11")
UPVC door to either side. Tiled flooring. Double panel radiator. Composite door leading to rear hallway.

HALF LANDING

Sliding UPVC patio door giving access to balcony area with views over surrounding countryside and enjoys evening sun.

FAMILY BATHROOM

3.29m x 2.1m (10' 10" x 6' 11") MAX
Panel bath with shower head attachment and shower screen, close coupled WC and wash hand basin with vanity unit below. Single panel radiator. Fully tiled walls. Access to hotpress. Tile effect vinyl flooring.

FIRST FLOOR LANING

Single panel radiator. Access to attic storage rooms.



BEDROOM ONE

3.15m x 4.21m (10' 4" x 13' 10") MAX

Front aspect double bedroom. Double panel radiator. Tiled shower enclosure with electric shower.

BEDROOM TWO

3.32m x 3.66m (10' 11" x 12' 0") MAX

Front aspect double bedroom. Double panel radiator.

BEDROOM THREE

3.31m x 2.72m (10' 10" x 8' 11")

Rear aspect bedroom. Double panel radiator.

ATTIC SPACE / LANDING

Roof window. Double panel radiator. Power point.

STORAGE ROOM ONE

3.09m x 2.72m (10' 2" x 8' 11")

Roof window providing natural light. Double panel radiator. Carpet flooring.

STORAGE ROOM TWO

3.17m x 1.84m (10' 5" x 6' 0")

Roof window providing natural light. Single panel radiator. Additional storage closets in eaves. Carpet flooring.

OUTSIDE

FRONT

Pillared and gated access to front with tarmac driveway leading to front of property. Front garden laid in lawn with mature planting. Tarmac driveway leading to rear.

REAR

Excellent concrete yard area with gated access providing extensive parking and storage area. Range of outside floodlighting. Outside tap. Enclosed rear garden laid in lawn with double gated access. Oil tank. Paddock extending to approximately 0.5 acres.

DOUBLE GARAGE

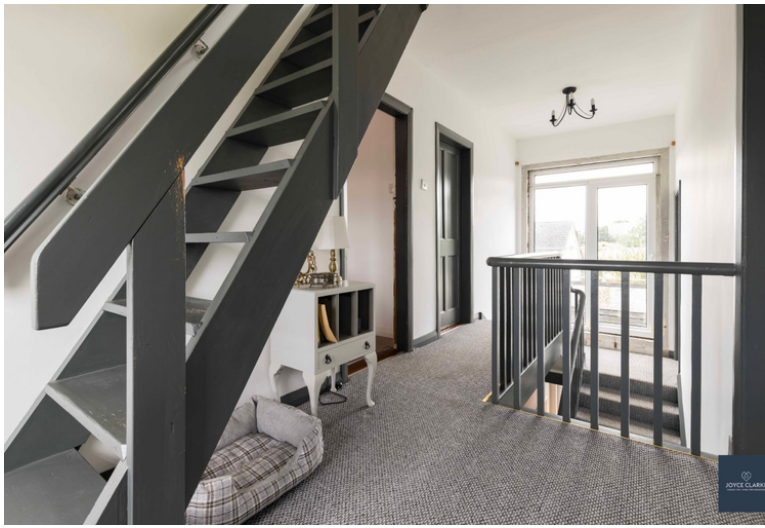
7.78m x 6.98m (25' 6" x 22' 11")

Detached double garage with two up and over garage doors and pedestrian door to front. Dual aspect with UPVC framed double glazed windows to side and rear. Plastered walls and lighting and excellent range of power points. Access to attic space.

BOILER HOUSE / UTILITY ROOM

2.85m x 3.84m (9' 4" x 12' 7") EXC. WC

Range of cabinets, stainless steel sink. Lighting and range of power points. Outside WC with close coupled WC and wash hand basin.



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