



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

5 Rowan Mews

Craigavon

BT65 5FB

Bedroom	3
Reception	1
Bathroom	3



Picture perfect three bedroom semi detached home in a sought after location

Offers in the region of : £197,500

Opening Times

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

Open during lunchtime

Viewing strictly by appointment only

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We are delighted to bring 5 Rowan Mews to the sales market, and recommend booking your viewing early as we know it will be popular! Beautifully presented, and set upon a generous site, this fabulous red brick semi detached was recently constructed by leading company Cornerstone Contractors. Relax in the spacious living room with multi fuel stove and attractive tiled chamber. The kitchen dining is the full width of the home and is a great area for entertaining family and friends. There is an excellent range of high and low level units complimented by an array of integrated appliances. The dining area has a feature wall with panelling. A utility room and WC complete the ground floor. Upstairs you will find three well planned bedrooms, the master having en suite shower room and second bedroom having bespoke built in wardrobes. The family bathroom has been tastefully finished, and has a P shaped bath with shower over. To the rear there is a generous garden laid in lawn, with a super paved patio for entertaining and enjoying the sunshine. Parking is via tarmac driveway to the side.



- Beautifully presented red brick semi detached home in a sought after location
- Three well proportioned bedrooms (master en suite)
- Spacious living room with multi fuel stove
- Open plan kitchen dining with a great range of storage units and integrated appliances
- Utility and downstairs WC
- Modern family bathroom suite with P shaped bath and shower over
- Energy efficient "B82" rating with mains gas heating
- Fully enclosed rear garden laid in lawn with paved patio
- Tarmac driveway providing ample parking



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL

Composite entrance door with glazed panel. Tiled flooring. Single panel radiator. Recessed lighting. Open storage under stairs.

LIVING ROOM

3.28m x 3.77m (10' 9" x 12' 4")

Feature fireplace with multi fuel stove, tiled chamber and wood mantel above. TV point for wall mounted TV. Dual panel radiators. Dimmable recessed lighting. Wood effect laminate flooring.

UTILITY ROOM

2.78m x 1.69m (9' 1" x 5' 7")

Excellent range of high and low level unit. Gas boiler encased in cabinet. Stainless steel sink and drainage unit. Tiled flooring and splashback. uPVC door with glazed panel giving access to driveway at side of property. Single panel radiator.

KITCHEN DINER

5.36m x 3.20m (17' 7" x 10' 6")

Range of high and low level kitchen cabinets including saucepan drawers. Range of appliances including oven, four ring electric hob with stainless steel extractor canopy above, integrated fridge freezer and dishwasher. Stainless steel sink and drainage unit with mixer tap. Tiled flooring and splashback. TV point for wall mounted TV. Recessed lighting. Double panel radiator. Attractive wall panelling.

GROUND FLOOR WC

0.93m x 1.66m (3' 1" x 5' 5")

Dual flush WC and corner wash hand basin. Single panel radiator. Tile flooring and splashback. Extractor fan.

FIRST FLOOR LANDING

Access to hot press with single panel radiator. Access to floored attic with lighting and shelving.

MASTER BEDROOM

3.2m x 3.88m (10' 6" x 12' 9")

Front aspect double bedroom. TV point. Single panel radiator.



ENSUITE

2.63m x 1.02m (8' 8" x 3' 4")

Tiled shower enclosure with mans fed shower and additional rainfall showerhead. Dual flush WC, wash hand basin with half pedestal and tiled splashback. Tile effect laminate flooring. Single panel radiator. Extractor fan. Window providing natural light.

BEDROOM TWO

2.83m x 3.8m (9' 3" x 12' 6") (MAX)

Rear aspect double bedroom. Fitted three door slide wardrobe with mirrored doors including a range of clothes rails, shelving and drawers. TV point for wall mounted TV. Single panel radiator.

BEDROOM THREE

2.42m x 2.57m (7' 11" x 8' 5")

Rear aspect bedroom. TV point and CAT 8 point. Single panel radiator.

FAMILY BATHROOM

2.07m x 2.33m (6' 9" x 7' 8")

Bathroom suite comprising of P shaped bath with mains fed shower above and shower screen. Dual flush WC and wash hand basin with pedestal and tiled splashback. Heated towel rail. Waterproof laminate flooring. Recessed lighting. Extractor fan.

OUTSIDE

FRONT

Front garden laid in lawn with tarmac driveway providing off street parking to side. Outside tap and lighting.

REAR

Fully enclosed rear garden with gated access to driveway at side. Spacious paved patio area giving outdoor entertaining area. Garden laid in lawn. Outside lighting.



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