



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

30 Drumford Close

Portadown

BT63 5RQ

Bedroom	3
Reception	1
Bathroom	2



Attractive red brick 3 bed end townhouse in a sought after location

Offers in Region of: £165,000

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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Number 30 is a fantastic three bedroom end townhouse in one of the most sought after developments in Portadown. Drumford Close is the perfect location within walking distance to schools, shops, and Craigavon Area Hospital. Stepping inside the property, you will find a spacious, well presented living room with a wall mounted gas fire leading into a beautiful kitchen with excellent storage and a range of integrated appliances. A WC completes the ground floor. On the first floor, there are three well proportioned bedrooms with the master including a walk in wardrobe and a modern family bathroom with four piece suite. Externally, the fully enclosed rear garden with paved patio area offers the perfect space for outdoor hosting, along with a tarmac driveway to the side of the house. Early viewing highly recommended.



- Attractive red brick end townhouse in a sought after location
- Spacious living room with wall mounted gas fire
- Beautiful kitchen with excellent storage and a range of integrated appliances
- Three well proportioned bedrooms
- Ground floor WC
- Modern family bathroom with four piece suite
- Fully enclosed rear garden laid in lawn with paved patio
- Tarmac driveway to side
- Energy efficient home 'B' 83 Rating
- Fuel efficient gas heating



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL

Composite entrance door with glazed panels. Double panel radiator. Tiled flooring.

LIVING ROOM

4.07m x 4.71m (13' 4" x 15' 5") (MAX)
Front aspect reception room. Wall mounted electric fire. TV point for wall mounted TV. Double panel radiator. Built in storage closet. Wood effect laminate flooring.

KITCHEN DINER

5.13m x 3.99m (16' 10" x 13' 1") (MAX)
Excellent range of high and low level kitchen cabinets with under unit lighting. Range of appliances including electric oven, four ring gas hob with stainless steel extractor canopy above. Integrated fridge freezer, dishwasher and washing machine. Stainless steel sink and drainage unit. Tiled flooring and splashback. Double panel radiator. Gas boiler encased in cabinet. uPVC door with glazed panel giving access to rear garden. Recessed lighting.

GROUND FLOOR WC

0.92m x 2.35m (3' 0" x 7' 9")
Dual flush WC, hand basin with pedestal. Single panel radiator. Tile flooring and splashback, Extractor fan. Window providing natural light.

FIRST FLOOR LANDING

Access to hot press, single panel radiator. Access to attic with lighting. Single panel radiator and power point. Window giving natural light.

MASTER BEDROOM

3.05m x 3.89m (10' 0" x 12' 9") (MAX)
Rear aspect double bedroom. TV point for wall mounted TV. Double panel radiator. Access to walk in dressing room.



WALK IN DRESSING ROOM

2.13m x 1.33m (7' 0" x 4' 4")

Recessed lighting. Power point.

BEDROOM TWO

3.04m x 3.96m (10' 0" x 13' 0")

Front aspect double bedroom. Double panel radiator. TV point for wall mounted TV.

BEDROOM THREE

2.5m x 2.95m (8' 2" x 9' 8")

Front aspect bedroom. Built in storage closet. TV and telephone points. Double panel radiator.

FAMILY BATHROOM

1.97m x 2.75m (6' 6" x 9' 0")

Four piece bathroom suite comprising of panel bath with centre taps and shower head attachment, dual flush WC, wash hand basin and separate shower quadrant with mains fed shower and PVC panelling. Tiled flooring, tiled splashback to bath area and floor to ceiling splashback to wash hand basin. Heated towel rail. Extractor fan.

OUTSIDE

FRONT GARDEN

Front garden laid in lawn with brick pathway leading to front door. Tarmac driveway providing off street parking to side.

REAR GARDEN

Fully enclosed private rear garden with gated access to driveway. Brick paved patio area. Majority of garden laid in lawn. Garden shed. Outside tap and lighting.



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