



**JOYCE CLARKE**  
TAKING YOU HOME

# FOR SALE

120a Moy Road  
Portadown  
BT62 1SA

|           |   |
|-----------|---|
| Bedroom   | 4 |
| Reception | 2 |
| Bathroom  | 2 |



Beautifully designed four bedroom detached family home with panoramic views of the countryside

Offers in Region of: £349,500

Viewing strictly by appointment only

## Opening Times

Monday to Friday

9:00am - 5.30pm

Saturday

10:00am - 12.00pm

Sunday

Closed

Open during lunchtime

028 3833 1111

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2 West Street, Portadown, BT62 3PD



# JOYCE CLARKE

TAKING YOU HOME

We are delighted to present 120a Moy Road, Portadown to the sales market, a beautifully designed family home which must be viewed to fully appreciate all that it has to offer! The heart of this property is the kitchen dining living area, with fabulous views of the Mourne Mountains and Slieve Gullion to enjoy. Care and consideration was given to the design and layout of the kitchen, with an abundance of storage units complimented by integrated appliances. There is a feature red brick inglenook fireplace in the living area, leading to a conservatory at the front of the property which leaves this room ideal for entertaining family and friends. The formal lounge dining is a beautiful dual aspect room with wonderful natural lighting, and feature raised fireplace. There are four double bedrooms with each benefitting from built in storage, the master also has an ensuite bathroom. The family bathroom comprises of a four piece suite to include separate shower and bath. A large integral garage provides excellent storage for vehicles and equipment. Enjoying an elevated position, the gardens wrap around this well kept family home, with patio areas to enjoy sunny days. There is generous parking via the driveway laid in decorative stones. The location couldn't be better with the M1 within easy reach, in addition to schools, shops and local transport network. Early viewing is highly recommended.



- Beautifully designed red brick detached family home with integral garage
- Panoramic views of the surrounding countryside
- Four well proportioned bedrooms all with built in storage
- Dual aspect living dining room with feature fireplace and patio door leading to garden
- Open plan kitchen dining living leading to conservatory
- Integral double garage with up and over door
- Family bathroom and separate bath and shower
- Utility area & separate WC



## ENTRANCE PORCH

Wood entrance door with glazed panels to either side. Tiled flooring. Internal wood door with glazed panel and glazed panels to either side

## HALLWAY

Double door cloakroom. Single panel radiator

## KITCHEN DINING LIVING

4.79m x 7.17m (15' 9" x 23' 6") (MAX)

Dual aspect kitchen dining living room, ideal for modern family living. Excellent range of kitchen cabinets by Design House with soft close solid Oak doors and includes saucepan drawers, pull out larder unit and lazy Susan corner unit. Impressive range of appliances include double eye level Bosch ovens, four ring Bosch electric hob with stainless steel extractor canopy above, integrated Bosch dishwasher and full height integrated fridge. Quartz worktops and upstands with underfitted stainless steel double bowl sink with mixer tap and additional jet spray. Walk-in shelved pantry (1.80m x 1.37m). Tiled flooring to kitchen area. Two double panel radiators. Brick inglenook fireplace with stove.



## LIVING DINING ROOM

8.41m x 4.09m (27' 7" x 13' 5")

Bright and spacious dual aspect reception room with access from hallway and kitchen diner. Sliding patio door giving access to rear garden. Two double panel radiators. Brick surround fireplace with wood mantel and raised mantel. Recessed lighting.



## CONSERVATORY

4.56m x 1.68m (15' 0" x 5' 6")

Front aspect reception room with sliding patio door from kitchen diner living room and from front garden. Tiled flooring.

## UTILITY ROOM AND REAR HALL

4.98m x 2.03m (16' 4" x 6' 8") (MAX)

Low level unit and stainless steel sink and drainage unit. Space for washing machine and tumble dryer. Tiled flooring and splashback. Single panel radiator. Walk-in storage cupboard. Wood door giving access to side.



## WC

1.78m x 0.87m (5' 10" x 2' 10")

Close coupled WC. Wash hand basin with pedestal. Tile effect vinyl flooring.

## DOUBLE GARAGE

6.48m x 5.05m (21' 3" x 16' 7") (MAX)

Up and over garage door. Pedestrian door to rear hall. Oil fired burner. Lighting and power points. Window providing natural light.



## FAMILY BATHROOM

3.01m x 2.30m (9' 11" x 7' 7")

Bathroom suite comprising of panel bath with centre taps and shower head attachment, dual flush WC and wash hand basin vanity unit below. Tiled shower quadrant with electric shower. Tiled flooring and splashback to bath and wash hand basin. Hotpress. Heated towel rail. Recessed lighting

## MASTER BEDROOM

4.06m x 3.96m (13' 4" x 13' 0") (MAX)

Front aspect double bedroom. Large double slide door fitted wardrobes with clothes rails and shelving. Reading light above bed. Single panel radiator.

## ENSUITE

3.00m x 2.29m (9' 10" x 7' 6") (MAX)

P shaped with electric shower and shower screen above. Wash hand basin with storage units below. Double panel radiator. Additional electric heater. Tiled flooring and majority of walls tiled.



## BEDROOM TWO

3.00m x 3.34m (9' 10" x 10' 11") (EX Wardrobes)

Front aspect double bedroom. Fitted double slide door wardrobe with clothes rails and shelving. Single panel radiator



## BEDROOM THREE

3.02m x 2.45m (9' 11" x 8' 0") (EX Wardrobes)

Rear aspect bedroom. Fitted double slide door wardrobe with clothes rails and shelving. Single panel radiator.

## BEDROOM FOUR

3.01m x 2.46m (9' 11" x 8' 1") (EX Wardrobe)

Rear aspect bedroom. Fitted double slide door wardrobe with clothes rails and shelving. Single panel radiator.

## OUTSIDE

### FRONT GARDEN

Brick pillared access to driveway laid in decorative stone to side of property giving ample parking. South facing paved patio area with decorative design, raised stones clad planter. Views over surrounding countryside towards Mourne Mountains and Slieve Gullion. Spacious lawn area. Concrete path surrounding property.



### REAR GARDEN

Tiled patio area with access from living dining room. Majority of garden laid in lawn. Space for shed. Range of mature planting. Views over surrounding countryside. Outside tap and lighting.

