



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

25 Old Mill Race

Tandragee

BT62 2FE

Bedroom	3
Reception	1
Bathroom	3



Beautifully presented 3 bedroom semi-detached property in a highly popular development with garden room to rear

Offers in Region of: £210,000

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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This is a great opportunity to purchase an "A" energy rated property ensuring maximum efficiency throughout the home! This beautifully presented semi detached home was the former show house, and is brimming with high end finishes inside and out! Relax in the spacious living room, with multi fuel stove and beam mantle detail as the focal point, whilst the front aspect is towards the Green within the development. The kitchen is open plan to dining with an excellent range of high and low level storage units, complimented by an array of integrated appliances. Patio doors lead out onto the garden. A WC completes the ground floor. Upstairs you will find three well proportioned bedrooms, master with en suite shower room. The family bathroom comprises of a modern four piece suite to include separate shower and bath. Outside there is a fully enclosed garden laid in lawn to the rear. A paved patio area provides a welcoming space for entertaining. This sale includes a bespoke insulated garden room ideal for home office or recreation area. This has been tastefully finished and benefits from power, heat and lighting. Parking is via the tarmac driveway to the side. This beautiful home truly must be seen to fully appreciate just how good it is!



- Beautifully presented semi detached home
- Spacious living room with multi fuel stove and beam mantle
- Open plan kitchen diner living with excellent range of integrated appliances
- Three well appointed bedrooms (master en suite)
- Ground floor WC
- Large family bathroom with four- piece suite
- Fully enclosed garden to rear with paved patio area
- Beautiful garden room with power, light & heat
- Tarmac drive to side providing ample parking
- Fantastic A92 energy rating



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

ENTRANCE HALL

Composite entrance door with glazed panel. Wood effect tiled flooring. Single panel radiator.

GROUND FLOOR WC

0.89m x 2.55m (2' 11" x 8' 4")

Back to wall dual flush WC and wall hung wash hand basin with vanity unit below and tiled splashback. Single panel radiator. Wood effect tiled flooring. Window providing natural light.

LIVING ROOM

3.28m x 4.78m (10' 9" x 15' 8")

Front aspect reception room overlooking green area with feature fireplace including multi fuel stove on slate hearth with wood beam mantle above. Wood effect tiled flooring. TV point. Double panel radiator.

KITCHEN DINER

5.59m x 3.52m (18' 4" x 11' 7")

Spacious kitchen diner with excellent range of high and low level kitchen cabinets including saucepan drawers, lazy Susan in corner unit and under unit lighting. Full range of appliances include eye level electric oven, four ring electric hob with stainless steel extractor canopy above, integrated fridge freezer, dishwasher and washing machine. Wood effect tiled flooring and selected tiled splashback. Walk-in storage closet with gas boiler. Double panel radiator. Recessed lighting. UPVC framed double patio doors leading to rear garden.

FIRST FLOOR LANDING

Access to storage closet. Access to attic via loft ladder. Double panel radiator. Power point.

MASTER BEDROOM

3.41m x 3.48m (11' 2" x 11' 5")

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



ENSUITE

2.83m x 0.90m (9' 3" x 2' 11")

Tiled shower enclosure with mains fed shower including rainfall shower head. Back to wall dual flush WC and wash hand basin with vanity unit below. Single panel radiator. Tiled flooring and splashback. Extractor fan. Recessed lighting.

BEDROOM TWO

2.88m x 3.83m (9' 5" x 12' 7") (MAX)

Front aspect double bedroom. Double panel radiator.

BEDROOM THREE

2.61m x 2.94m (8' 7" x 9' 8")

Front aspect bedroom. Dado rail. Single panel radiator.

FAMILY BATHROOM

2.08m x 2.37m (6' 10" x 7' 9")

Four piece bathroom suite comprising of panel bath, back to wall dual flush WC, wall hung wash hand basin with vanity unit below and tiled shower quadrant with mains fed shower. Heated towel rail. Tiled flooring and splashback to bath area and wash hand basin. Recessed lighting. Extractor fan.

OUTSIDE

FRONT GARDEN

Front garden laid in lawn with tarmac driveway to side. Paved path leading to front door.

REAR GARDEN

Fully enclosed rear garden with gated access to driveway. Majority of garden laid in lawn. Paved patio area. Outside lighting, tap and power point.

OFFICE/GARDEN ROOM

2.84m x 2.23m (9' 4" x 7' 4")

Insulated garden room / office. UPVC framed double patio doors. Electric lighting, power points and heating. Wood effect laminate flooring. Recessed lighting.



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