



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

29 Glencar Meadows

Banbridge

BT32 4FD

Bedroom	3
Reception	1
Bathroom	3



Beautifully presented three bedroom semi detached home with panoramic views of the countryside to the rear

Offers in the Excess of: £220,000

Opening Times

Monday to Friday 9:00am - 5.30pm

Saturday 10:00am - 12.00pm

Sunday Closed

Open during lunchtime

Viewing strictly by appointment only

028 3833 1111

www.joyceclarke.team

sales@joyceclarke.team

2 West Street, Portadown, BT62 3PD





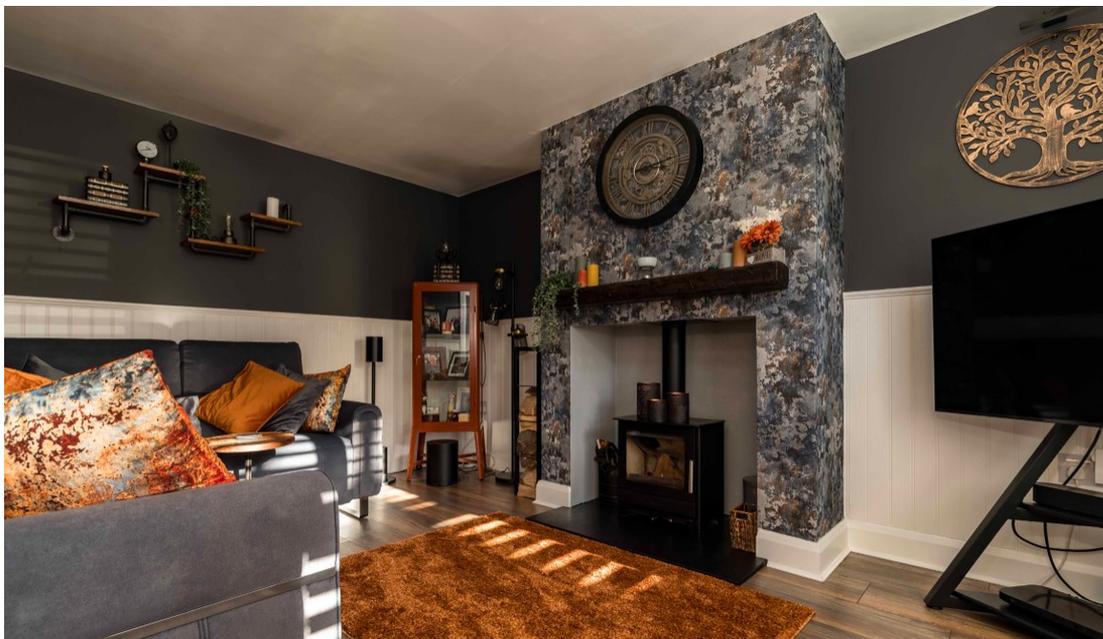
JOYCE CLARKE

TAKING YOU HOME

We can't say enough good things about 29 Glencar Meadows, every single aspect of this semi detached home is sure to tick all the boxes for you! Located just off the Newry Road, this development is within walking distance to surrounding schools, shops and Banbridge town centre as well as being within easy reach of the A1 for commuter travel. Step inside this spacious home and you will be immediately struck by the immaculate presentation throughout. Relax in the living room with multi fuel stove and attractive wall panelling. The kitchen is a fantastic size with plenty of room for dining and living areas also. There is a great range of high and low level storage units complimented by integrated appliances. French doors lead out onto the garden. A WC completes the ground floor. Upstairs there are three well proportioned bedrooms, the master benefiting from en suite shower room and built in wardrobes. The family bathroom is a modern white suite with shower over bath. This well curated home is also energy efficient with a B82 rating. The garden to the rear is fully enclosed, and has been thoughtfully planned out with a raised decking area in addition to paved patio. Parking is via a generous tarmac driveway to the side. Early viewing comes highly recommended.



- Immaculately presented semi detached home in a sought after location
- Three bedrooms
- Living room with feature wall panelling and multi fuel stove
- Ground floor WC
- Open plan kitchen dining living area with patio door leading to garden
- Family bathroom with shower over bath
- Fully enclosed rear garden with tailor made raised decking area, and paved patio
- Panoramic views of the surrounding countryside from rear garden
- Excellent off street parking via tarmac driveway
- Energy efficient "B82" rating with mains gas heating



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		

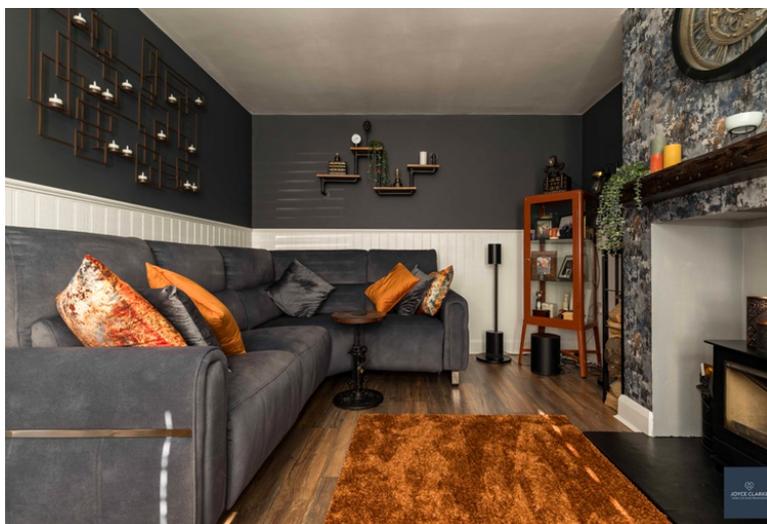
ENTRANCE HALL

Part glazed entrance door with side panel, leading to hallway. Laminate flooring. Double panel radiator. Under stair storage.

LIVING ROOM

3.30m x 4.57m (10' 10" x 15' 0")

Feature multi fuel stove inset chamber with beam mantle, set upon tiled hearth. Feature wall panelling, laminate flooring. Double panel radiator. TV point.



KITCHEN DINING LIVING

5.52m x 4.60m (18' 1" x 15' 1") (max)

Excellent range of high and low level storage units with wood effect work top. Integrated appliances to include fridge freezer, dishwasher, oven and four ring induction hob with stainless steel extractor over. One and a half bowl composite sink and drainer with mixer tap. Tiled floor and splashback. Double panel radiator. French doors to rear garden.



GROUND FLOOR WC

0.94m x 1.99m (3' 1" x 6' 6")

Back to wall dual flush WC. Pedestal style sink with mixer tap. Tiled floor and splashback. Single panel radiator.

FIRST FLOOR LANDING

Access to roofspace. The attic is floored and has a dropdown ladder. Hotpress. Single panel radiator.

MASTER BEDROOM

3.66m x 2.88m (12' 0" x 9' 5")

Front aspect double bedroom. Tailor made wardrobes with sliding doors. Laminate flooring. Double panel radiator.



ENSUITE

0.90m x 2.61m (2' 11" x 8' 7")

Fully tiled three piece suite comprising of shower cubicle with mains fed shower. Floating sink with mixer tap. Back to wall dual flush WC. Heated towel rail. Recessed lighting. Extractor.

BEDROOM TWO

3.53m x 2.85m (11' 7" x 9' 4")

Rear aspect double bedroom. Laminate flooring. Double panel radiator.

BEDROOM THREE

2.59m x 2.49m (8' 6" x 8' 2")

Rear aspect bedroom. Double panel radiator

FAMILY BATHROOM

2.05m x 1.68m (6' 9" x 5' 6")

Moulded bath with mixer tap and shower over with screen. Back to wall dual flush WC. Floating sink with mixer tap. Heated towel rail. Recessed lighting. Window. Extractor. Tiled floor and part tiled walls.

OUTSIDE

FRONT

Tarmac driveway to side.

REAR

Fully enclosed garden to rear with views of the countryside. Bespoke raised decking area. Paved patio. Gate to driveway. Outside tap.

