



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

42 Baltylum Meadows

Portadown

BT62 4AB

Bedroom	3
Reception	1
Bathroom	2



Excellent three bedroom end townhouse in highly popular development within walking distance to Portadown centre

Offers in the region of : £139,950

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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Baltylum Meadows is a modern development of homes situated on the outskirts of Portadown, just off the Loughgall Road. This prime location of attractive homes is within walking distance to local shops, a short distance to Portadown town centre and a wealth of local schools, churches and amenities. Close proximity to motorway network also allows for ease of commuting.

The accommodation comprises of living room with fireplace, kitchen diner, ground floor WC, three bedrooms and fully tiled family bathroom with shower over bath.



- Three bedrooms
- Fully tiled bathroom
- Ground floor WC
- Fully enclosed south facing rear garden
- Chain free



ENTRANCE HALL

Solid wood entrance door. Single panel radiator. Alarm panel.

LIVING ROOM

3.72m x 4.50m (12' 2" x 14' 9")

Front aspect reception room. Wood surround fireplace with granite hearth and back panel. Wood effect vinyl flooring. Double panel radiator. Recessed lighting.

KITCHEN DINER

3.70m x 3.17m (12' 2" x 10' 5")

Range of high and low level kitchen cabinets. Appliances include double oven four ring electric hob with glass canopy extractor fan above and stainless steel splashback behind. Space for washing machine and fridge freezer. Stainless steel one and half bowl sink and drainage unit. Tiled flooring and splashback. Double UPVC framed patio doors leading to rear garden. Recessed lighting. Double panel radiator. Walk-in storage closet.

GROUND FLOOR WC

0.93m x 2.08m (3' 1" x 6' 10")

Dual flush WC and wash hand basin with pedestal. Tiled flooring and splashback. Single panel radiator. Extractor fan.

FIRST FLOOR LANDING

Access to hotpress and attic.



MASTER BEDROOM

4.73m x 2.72m (15' 6" x 8' 11") (MAX)

Front aspect double bedroom. TV and telephone points. Single panel radiator.

BEDROOM TWO

2.98m x 2.73m (9' 9" x 8' 11")

Rear aspect double bedroom. Telephone point. Single panel radiator

BEDROOM THREE

1.95m x 2.31m (6' 5" x 7' 7")

Front aspect bedroom. Single panel radiator.

FAMILY BATHROOM

1.94m x 1.68m (6' 4" x 5' 6")

Fully tiled family bathroom comprising panel bath with shower head attachment and shower screen above, dual flush WC and wash hand basin with pedestal. Single panel radiator. Extractor fan.

OUTSIDE

FRONT GARDEN

Front garden laid in lawn with path leading to front door.

REAR GARDEN

Fully enclosed rear garden with gated access to parking area at rear and gate to side. Paved patio area. Outside tap and light. Oil fired burner and oil tank.



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