



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

2 The Spires Dungannon Road

Portadown

BT62 1FB

Bedroom	3
Reception	1
Bathroom	3



Absolutely immaculately presented semi detached home with garage set upon large corner plot

Offers in Region of: £255,000

Viewing strictly by appointment only

Opening Times

Monday to Friday 9:00am - 5.30pm

Saturday 10:00am - 12.00pm

Sunday Closed

Open during lunchtime

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2 West Street, Portadown, BT62 3PD





JOYCE CLARKE

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2 The Spires is absolute perfection! There are simply no words to describe just how good this beautifully presented semi detached home is. Well positioned on a large corner plot this spacious property has been extremely well finished inside and out and must be viewed to see first hand what it has to offer.

Step inside and you will note the welcoming hallway with cleverly designed bespoke storage closet. The heart of every home is the kitchen, and this well planned design features a range of storage units complimented by island with seating and a number of built in appliances. This room is open plan to the living which works wonderfully well and ensures that this is a very sociable area, and has a multi fuel stove as a focal point. A utility and separate WC complete the ground floor. Upstairs the family bathroom is stunning, and has a modern four piece suite to include free standing bath. Each of the three bedrooms are well appointed, the master have an en suite shower room and the third bedroom benefitting from individually designed built in furniture. As mentioned this is a corner site, and as well as parking to the front there is additional parking for cars behind the double gates at the side as the tarmac driveway is so generous. A detached garage is also a great boost to this property. Beside the garage is a covered lean to entertaining area complete with decking.

This home has been completed to the very highest standard, early viewing comes highly recommended!



- Beautifully presented semi detached home set upon a large corner plot
- Stunning kitchen with an excellent range of storage complimented by island with seating
- Bright and spacious open plan kitchen dining living
- Three great sized bedrooms
- Modern family bathroom with four piece suite to include free standing bath
- Utility and ground floor WC
- Detached garage with roller door.
- Generous parking via driveway to front and behind gates
- Energy efficient "B83" rating
- Mains gas central heating system



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 panel to side. Wood effect tiled flooring. Double sliding door storage closet with clothes rails and shelving. Storage cupboard under stairs. Alarm panel. Integrated wall lights on staircase.

OPEN PLAN KITCHEN DINING/LIVING ROOM

4.79m x 9.45m (15' 9" x 31' 0") (MAX)

Bright and spacious triple aspect room. Kitchen area with excellent range of high and low level kitchen cabinets including double door larder style unit, saucepan drawers and island unit with seating area and lighting above. Range of appliances include four ring gas hob, eye level electric oven, integrated fridge freezer and dishwasher. Stove to living area with wood mantel and granite hearth. Wood effect tiled flooring. TV point for wall mounted TV and additional TV point. Two vertical radiators. Low level double panel radiator. Recessed lighting.

UTILITY ROOM

1.78m x 2.38m (5' 10" x 7' 10")

Range of high and low level kitchen cabinets including larder style unit. Stainless steel sink and drainage unit. Gas boiler. Single panel radiator. UPVC door with glazed panel. Single panel radiator. Extractor fan.

GROUND FLOOR WC

0.88m x 2.06m (2' 11" x 6' 9")

Dual flush WC and wall hung wash hand basin with vanity unit below and tiled splashback. Single panel radiator. Wood effect tiled flooring. Extractor fan.

FIRST FLOOR LANDING

Access to hot press. Access to attic via loft ladder. Single panel radiator. Single panel radiator. Double power point. Wood effect laminate flooring. Air circulation/ ventilation unit.

MASTER BEDROOM

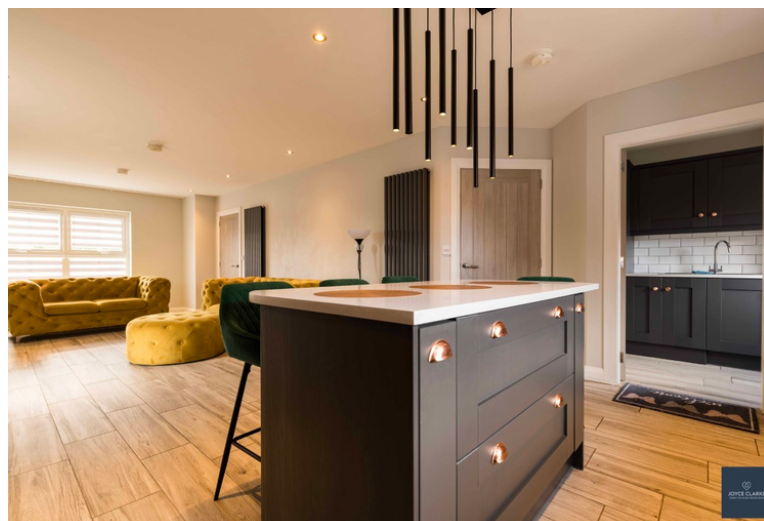
3.98m x 4.47m (13' 1" x 14' 8")

Spacious front aspect double bedroom. Wired for ceiling mounted bedside pendant lighting. TV point for wall mounted TV. Double panel radiator. Wood effect laminate flooring. Double panel radiator.

ENSUITE

3.06m x 1.21m (10' 0" x 4' 0")

Tiled shower enclosure with mains fed shower. Wall hung wash hand basin with vanity unit below and back to wall dual-flush WC. Heated towel rail. Tiled flooring and splashback. Wired for electric mirror. Extractor fan. Window providing natural light.



BEDROOM TWO

3.52m x 3.53m (11' 7" x 11' 7")

Rear aspect double bedroom. Double panel radiator. Wood effect laminate flooring.

BEDROOM THREE

2.73m x 2.66m (8' 11" x 8' 9")

Front aspect bedroom. Range of fitted furniture including wardrobes with clothes rails and shelving, desk with sliding keyboard tray, cupboards and drawers. Wood effect laminate flooring.

FAMILY BATHROOM

2.63m x 2.63m (8' 8" x 8' 8")

Four piece bathroom suite comprising of freestanding bath with centre taps, showerhead attachment and feature tiled wall behind. Back to wall dual flush WC and wall hung wash hand basin with vanity unit below. Wired for wall mounted mirror. Separate tiled shower enclosure with mains fed shower. Tiled flooring and splashback. Heated towel rail. Extractor.

OUTSIDE

FRONT

Front garden laid in lawn with sweeping tarmac driveway. Low maintenance planting. Tarmac pathway leading to front

GARAGE

3.21m x 5.36m (10' 6" x 17' 7")

Roller garage door. UPVC pedestrian door and UPVC framed window to side. Lighting and power points.

SIDE AREA

Double gated access to front driveway providing safe and secure parking to tarmac and paved area behind.

Covered lean-to area beside garage. Lighting and power points. Decked area with space for sauna and hot tub

REAR

Fully enclosed rear garden with gated access to driveway at side. Paved patio area with decorative brick border. Outside tap and lighting.

