



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

18 Clover Braes

Donaghcloney

BT66 7LQ

Bedroom	3
Reception	2
Bathroom	1



Beautifully presented three bedroom bungalow with garage and delightful south facing garden

Offers in Region of: £185,000

Viewing strictly by appointment only

Opening Times

Monday to Friday 9:00am - 5.30pm

Saturday 10:00am - 12.00pm

Sunday Closed

Open during lunchtime

028 3833 1111

www.joyceclarke.team

sales@joyceclarke.team

2 West Street, Portadown, BT62 3PD





JOYCE CLARKE

TAKING YOU HOME

Step inside 18 Clover Braes and you will immediately get the feeling that this home has been carefully and lovingly cared for over the years. The spacious living room is a most welcoming reception area and has a feature fireplace as a focal point. Leading on from this is a conservatory with beautiful views of the private garden. The kitchen is the heart of every home, and this one has been well planned out with excellent storage complimented by a range of integrated appliances, with plenty of room for a dining area. There are three well laid out bedrooms, each with built in furniture providing great storage. The family bathroom is fully tiled and comprises of a three piece suite to include large walk in shower enclosure. An integral garage is a welcome addition, and has been plumbed for washing machine. One of the many features of this family home is the private fully enclosed garden to the rear. It is generous in size and benefits from being south facing to catch the sun. Parking is via the driveway to the front. The Village of Donaghcloney is within walking distance, and has a range of amenities and shops. This sale is chain free for your convenience.



- Beautifully presented bungalow with linked garage
- Open plan kitchen dining with a range of integrated appliances
- Three bedrooms all with fitted furniture
- Spacious living room with feature fireplace
- Conservatory with door leading to garden
- Integral garage plumbed for washing machine
- Beam vacuum system
- uPVC fascias and soffits
- Fully enclosed south facing garden laid in lawn with paved patio area, perfect for entertaining
- Chain free



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

ENTRANCE PORCH

UPVC entrance door with glazed panel. Single panel radiator. French door with glazed panels leading to hallway.

HALLYWAY

Access to hot press. Access to attic. Double panel radiator. Double power point. Beam vacuum points

KITCHEN DINER

3.18m x 4.28m (10' 5" x 14' 1")

Range of high and low level kitchen cabinets with solid wood doors, under unit lighting and display cabinets with glazed panels and lighting. Range of appliances include electric oven, four ring electric hob and integrated fridge freezer. Stainless steel one and half bowl sink and drainage unit. Tiled splashback and tile effect vinyl flooring. Double panel radiator. UPVC door with glazed panel giving access to side of property

LIVING ROOM

3.70m x 4.81m (12' 2" x 15' 9") (MAX)

Front aspect reception room with feature fireplace with mahogany surround, marble back panel and hearth, electric insert. TV point. Two double panel radiators. Double French doors with glazed panels leading to conservatory.

CONSERVATORY

4.79m x 2.50m (15' 9" x 8' 2")

Rear aspect reception room with views over rear garden. Double panel radiator. UPVC patio door with glazed panel leading to rear garden. Access to garage.

FAMILY BATHROOM

3.16m x 2.36m (10' 4" x 7' 9") (MAX)

Fully tiled family bathroom comprising of large shower enclosure with mains fed shower, close coupled WC and wash hand basin with vanity unit below. Double panel radiator. Extractor fan.



MASTER BEDROOM

3.18m x 3.63m (10' 5" x 11' 11")

Rear aspect double bedroom with range of fitted bedroom furniture including, wardrobes, cupboards and bedside cabinets. Dressing table and set of drawers. Double panel radiator.

BEDROOM TWO

3.11m x 2.62m (10' 2" x 8' 7") (EXCLUDING WARDROBES)

Rear aspect double bedroom. Fitted three door slide wardrobe with range of clothes rails, shelving and drawers. Double panel radiator.

BEDROOM THREE

2.03m x 2.64m (6' 8" x 8' 8") (EXCLUDING WARDROBES)

Side aspect bedroom. Fitted double mirrored door slide wardrobe with range of clothes rails and shelving. Single panel radiator.

OUTSIDE

FRONT

Tarmac off street parking allowing for parking side by side. Paved pathway and ramp leading to front door. Lawn area.

GARAGE

2.90m x 5.11m (9' 6" x 16' 9")

Up and over garage door. Pedestrian door giving access to conservatory at rear. Lighting and power points. Oil fired burner. Plumbed for washing machine. Access to attic

REAR

Full enclosed, south facing private rear garden with gated access to front. Paved patio areas. Majority of garden laid in lawn with mature planting. Oil tank.

