



**JOYCE CLARKE**

TAKING YOU HOME

## FOR SALE

95 Ballynadrone Meadows

Magheralin

BT67 0FZ

Bedroom	3
Reception	1
Bathroom	3



Beautifully presented three bedroom semi detached home with large garage set upon a generous plot

Offers in Region of: £229,950

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](http://www.joyceclarke.team)

[sales@joyceclarke.team](mailto:sales@joyceclarke.team)

2 West Street, Portadown, BT62 3PD



# JOYCE CLARKE

TAKING YOU HOME

Welcome to 95 Ballynadrone Meadows, a beautifully presented red brick semi detached home constructed by popular builders Gilmore Developments. Step inside and you will note the high ceilings and wonderful natural lighting within this home. The living room is spacious and has a multi fuel stove with beam mantle as a focal point. The kitchen dining is well planned out with an excellent range of high and low level storage units complimented by a range of integrated appliances. A utility room and WC complete the ground floor. Head upstairs and there are three well proportioned bedrooms, the master benefits from tasteful built in wardrobes and an en suite shower room. The family bathroom comprises of a four piece suite with separate shower and bath. This home is equally pleasing on the outside with a large detached garage set to one side. The gardens to the rear are a great size with a large lawn area and paved patio ideal for entertaining. Parking for multiple cars via the tarmac driveway. Magheralin is a very popular location with thriving primary school and shops within walking distance of Ballynadrone Meadows. Moira and the M1 are just a hop and a skip away. Early viewing come highly recommended.



- Attractive red brick semi detached home built by Gilmore Developments
- Three well appointed bedrooms (master en suite)
- Open plan kitchen diner with excellent range of integrated appliances
- Spacious and bright living room with multi-fuel stove and beam mantle
- Utility and downstairs WC
- Family bathroom with separate shower & bath
- Well positioned within a sought after development with large garden
- Large detached garage with roller door
- Energy efficient home 'B' 82 Rating
- Mains gas central heating system



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

Leading to hallway. Tiled floor. Double panel radiator. Hall closet.

## LIVING ROOM

3.68m x 5.22m (12' 1" x 17' 2")

Multi fuelled stove set on tiled hearth with beam mantel above. Laminate flooring. Double panel radiator. TV point.



## KITCHEN DINING

3.95m x 3.71m (13' 0" x 12' 2")

Excellent range of high and low level cream units with wood effect counter top. Integrated appliances to include oven, four ring gas hob with stainless steel extractor over, dishwasher, fridge freezer. Belfast style double sink with mixer tap. Tiled floor and splashback. Recessed lighting. Double panel radiator.



## UTILITY ROOM

1.69m x 2.68m (5' 7" x 8' 10")

High and low level units. Space for washing machine and tumble dryer. Stainless steel sink and drainer with mixer tap. Double panel radiator. Tiled floor and splashback. Part glazed uPVC door to rear.

## GROUND FLOOR WC

1.12m x 1.71m (3' 8" x 5' 7")

Floating sink with mixer tap. Dual flush WC. Single panel radiator. Tiled floor and splashback.

## FIRST FLOOR LANDING

Access to roofspace. Hotpress. Single panel radiator.

## FAMILY BATHROOM

2.05m x 2.58m (6' 9" x 8' 6")

Four piece suite comprising of shower enclosure with mains fed shower. Bath. Floating sink with mixer tap and dual flush WC. Tiled floor and part tiled walls. Heated towel rail. Window. Extractor



## MASTER BEDROOM

3.72m x 3.58m (12' 2" x 11' 9")

Rear aspect double bedroom. Built in slide robes.  
Double panel radiator. Thermostat.

## ENSUITE

1.21m x 2.97m (4' 0" x 9' 9")

Large shower enclosure with mains fed shower. Floating  
sink with mixer tap. Dual flush WC. Heated towel rail.  
Tiled floor and part tiled walls. Window. Extractor.

## BEDROOM TWO

3.88m x 3.58m (12' 9" x 11' 9")

Front aspect double bedroom. Double panel radiator.

## BEDROOM THREE

2.39m x 2.44m (7' 10" x 8' 0")

Front aspect bedroom. Single panel radiator.

## GARAGE

4.33m x 5.33m (14' 2" x 17' 6")

Roller door. Side Window. Pedestrian door. Power and  
light.

## OUTSIDE

### FRONT GARDEN

Large tarmac driveway.

### REAR GARDEN

Fully enclosed garden laid in lawn. Paved patio area.  
Outside tap. Access gate to front.

