



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

11 Rowan Mews

Craigavon

BT65 5FB

Bedroom	3
Reception	1
Bathroom	3



Beautifully presented three bedroom semi detached home well positioned within a quiet cul de sac

Offers in Region of: £199,950

Viewing strictly by appointment only

Opening Times

Monday to Friday 9:00am - 5.30pm

Saturday 10:00am - 12.00pm

Sunday Closed

Open during lunchtime

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JOYCE CLARKE

TAKING YOU HOME

11 Rowan Mews is a property not to miss! This beautifully presented semi detached home was recently constructed by leading builders LS Construction, and occupies a generous site within a quiet cul de sac. It offers a spacious living room with multi fuel stove and beam mantle as a focal point. The entire back of the house is the open plan kitchen dining, with an excellent range of high and low storage units complimented by integrated appliances. Patio doors lead out onto the garden. A generous sized utility room and WC complete the ground floor. Upstairs there are three well proportioned bedrooms, the master having en suite shower room. The family bathroom is a modern three piece suite with shower over bath. Enjoy sunny days in the garden to the rear which is fully enclosed and laid mostly in lawn, with a paved patio area ideal for entertaining. Parking is to the side of the property via tarmac driveway. Early viewing comes highly recommended.



- Recently constructed red brick semi detached home
- Living room with multi fuel stove and beam mantle
- Spacious open plan kitchen dining with patio doors leading to garden
- Three well appointed bedrooms (master en suite)
- Family bathroom with shower over P shaped bath
- Utility and downstairs WC
- Fully enclosed rear garden laid in lawn with paved patio
- Pristine condition throughout
- 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

Part glazed entrance door leading to hallway.
Double panel radiator. Tiled floor. Thermostat.

LIVING ROOM

3.28m x 4.00m (10' 9" x 13' 1")

Multi fuel stove set within recessed chamber with feature tiling. Beam mantle. Laminate flooring. Double panel radiator.

KITCHEN / DINING

2.95m x 5.36m (9' 8" x 17' 7")

Range of high and low storage units. Intergrated oven, 4 ring ceramic hob with stainless steel extractor over, 1/2 bowl stainless steel sink and drainer with mixer tap. Tiled flooring. Recessed lighting. Double panel radiator. Patio doors leading to garden.

UTILITY ROOM

1.75m x 2.88m (5' 9" x 9' 5")

High and low storage units. Stainless steel sink and drainer with mixer tap. Tiled floor. Double panel radiator. Part glazed UPVC door to side.

WC

0.94m x 1.83m (3' 1" x 6' 0") 0.94m x 1.83m (3' 1" x 6' 0")

Floating sink with mixer tap. Dual flush WC. Single panel radiator. Tiled flooring and splash back.

LANDING

Access to roofspace via loft ladder. Hotpress.

MASTER BEDROOM

4.10m x 3.28m (13' 5" x 10' 9")

Front aspect double bedroom. Double panel radiator. Thermostat.



ENSUITE

1.02m x 2.50m (3' 4" x 8' 2")

Three piece suite comprising of sink with mixer tap and vanity unit below. Shower enclosure with mains fed shower. Dual flush WC. Heated towel rail. Tiled floor and splash back. uPVC panels to shower area Window. Extractor fan.

BEDROOM TWO

3.61m x 3.06m (11' 10" x 10' 0")

Rear aspect double bedroom. Double panel radiator.

BEDROOM THREE

2.17m x 2.58m (7' 1" x 8' 6")

Rear aspect bedroom. Single panel radiator.

BATHROOM

1.96m x 2.29m (6' 5" x 7' 6")

Three piece white suite comprising of P shaped bath with shower over. Floating sink with mixer tap and vanity unit. Dual flush WC. Heated towel rail. Tiled flooring and splash back. uPVC sheeting to shower area. Window. Extractor.

OUTSIDE

FRONT

Grass area to front. Tarmac driveway to side.

REAR

Fully enclosed garden laid in lawn. Paved patio area. Outside tap. Gate to driveway.

