



**JOYCE CLARKE**

TAKING YOU HOME

## FOR SALE

1 Slane Court

Moneyslane

BT31 9LZ

Bedroom	3
Reception	2
Bathroom	2



Spacious three bedroom semi detached home with large detached garage

Offers in Excess of: £195,000

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**

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2 West Street, Portadown, BT62 3PD





# JOYCE CLARKE

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A charming three-bedroom semi-detached chalet bungalow with detached garage, ideally positioned in a quiet cul-de-sac within the sought after Mourne Mountain area. Enjoying a peaceful setting while remaining convenient to Banbridge and Katesbridge, this attractive home offers an excellent opportunity for a range of purchasers. 1 Slane Court is surprisingly spacious throughout with internal accommodation comprising of an open plan kitchen dining living area the full width of the property. The kitchen is the heart of every home, and this one is a beauty! Excellent range of modern cabinets, complimented by integrated appliances, all with plenty of room for a dining table and sofa. A separate living room is to the front of this home, with a feature fireplace and open fire. There is also the option for full ground floor living with a double bedroom and family bathroom located at ground level. Upstairs you will find two large double bedrooms, one with shower room. The master bedroom has a range of tasteful built in wardrobes providing wonderful storage. Outside this well kept property has a large detached garage and generous tarmac driveway. Enjoy sunny days on the lovely private garden laid mostly in lawn with paved patio area. This sale is chain free for your convenience.



- Superb open plan kitchen dining living with excellent range of storage and integrated appliances
- Living room with open fire
- Three double bedrooms
- Flexible layout with option for ground floor living
- Family bathroom to ground floor
- Shower room to first floor
- Large detached garage with roller door
- Fully enclosed rear garden laid in lawn with paved patio area
- Parking via tarmac driveway
- Chain free



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	42 E	
21-38	F		
1-20	G		

### ENTRANCE HALL

UPVC entrance door with glazed panel and glazed panels to side. Double panel radiator. Wood flooring.

### LIVING ROOM

3.52m x 4.87m (11' 7" x 16' 0")

Front aspect reception. Fireplace opening with granite tiled hearth. Wood flooring. TV point. Double panel radiator.

### KITCHEN DINING LIVING

8.43m x 2.97m (27' 8" x 9' 9")

Spacious kitchen living dining room running full width of house. Modern solid wood kitchen cabinets including display cabinet with glazed panel and lighting, larder style units, saucepan drawers and under unit lighting. Range of appliances include electric oven, four ring electric hob with stainless steel extractor canopy above, integrated fridge freezer and dishwasher. Stainless steel one and a half bowl sink and drainage unit with recessed lighting above. Tiled splashback. Wood effect laminate flooring. Column radiator and double panel radiator. UPVC door with glazed panel giving access to rear.

### BATHROOM

2.75m x 2.08m (9' 0" x 6' 10")

Three piece bathroom suite comprising of panel bath with tiled panels, close coupled WC and wash hand basin with pedestal. Double panel radiator. Half tiled walls. Wood effect vinyl flooring. Recessed lighting.

### BEDROOM THREE

2.74m x 2.97m (9' 0" x 9' 9")

Front aspect bedroom. Single panel radiator.

### FIRST FLOOR LANDING

Access to hot press.



## BEDROOM ONE

3.73m x 4.92m (12' 3" x 16' 2")

Side aspect double bedroom. Double panel radiator. Wood flooring.

## ENSUITE

2.01m x 1.59m (6' 7" x 5' 3")

Shower enclosure with panelled walls and electric shower. Close coupled WC and wash hand basin with pedestal. Tiled walls. Wood flooring. Single panel radiator. Extractor fan.

## BEDROOM TWO

3.50m x 4.31m (11' 6" x 14' 2")

Rear aspect double bedroom. Range of fitted bedroom furniture including wardrobes with clothes rails, cupboards with shelving and drawers. Double panel radiator. Access to storage in eaves.

## OUTSIDE FRONT

Front garden laid in lawn. Tarmac driveway to side with paved pathway leading to front door. Additional area laid in lawn beside garage.

## GARAGE

4.02m x 5.85m (13' 2" x 19' 2")

Roller garage door. UPVC pedestrian door and UPVC framed window to side. Power points and lighting. Plumbed for washing machine.

## OUTSIDE REAR

Fully enclosed private rear garden with gated access to driveway. Paved patio area with decorative brick border. Lawn area. Oil fired burner and oil tank. Outside tap and lighting.

