

**10 GARVAGHY PARK  
GARVAGHY ROAD  
PORTADOWN  
CO. ARMAGH  
BT62 1HB**



*working harder to make your **move easier***

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## **"GORGEOUS IN GARVAGHY PARK"**

**AN IMMACULATE & AFFORDABLE PROPERTY WHICH IS SURE TO APPEAL AS A BEAUTIFUL FIRST HOME OR AS A BUY-TO-LET**

LOCATED IN POPULAR & ESTABLISHED "GARVAGHY PARK" WITHIN WALKING DISTANCE OF LOCAL AMENITIES AND BENEFITTING FROM GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING TO FURTHER AFIELD, NO. 10 IS AN EXCEPTIONALLY WELL-PRESENTED 3 BEDROOM MID-TERRACE PROPERTY WHICH IS SURE TO APPEAL TO THOSE SEEKING A "MOVE-IN READY" & AFFORDABLE HOME OR THE DISCERNING BUY-TO-LET INVESTOR.

PROVIDING 3 BEDROOMS, ALL WITH FITTED / BUILT-IN STORAGE, A GENEROUS SITTING ROOM, A RECENTLY UPDATED KITCHEN WITH SPACE FOR CASUAL DINING & A WELL-APPOINTED GROUND FLOOR SHOWER ROOM, PLUS AN ENCLOSED REAR GARDEN, THIS PROPERTY IS SURE TO ATTRACT SIGNIFICANT INTEREST...

**...WE RECOMMEND EARLY VIEWING TO AVOID DISAPPOINTMENT!**



**OFFERS OVER: £114,950**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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# PROPERTY FEATURES:

- AN EXCEPTIONALLY WELL-PRESENTED MID-TERRACE PROPERTY.
- WITHIN WALKING DISTANCE OF LOCAL AMENITIES & FACILITIES.
- GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING.
- 3 BEDROOMS; ALL WITH FITTED / BUILT-IN STORAGE.
- ENTRANCE HALL WITH INTEGRATED CLOAK UNIT.
- GENEROUS SITTING ROOM WITH FITTED MEDIA UNIT.
- KITCHEN WITH SPACE FOR CASUAL DINING.
- GROUND FLOOR SHOWER ROOM WITH UTILITY AREA.
- WALNUT FINISH SHAKER STYLE DOORS TO GROUND FLOOR.
- PAINTED SHAKER STYLE DOORS TO FIRST FLOOR.
- DEEP SKIRTINGS & ARCHITRAVES.
- BLINDS INCLUDED IN SALE.
- GAS FIRED CENTRAL HEATING.
- P.V.C. DOUBLE GLAZED WINDOWS.
- COMPOSITE EXTERNAL DOORS.
- P.V.C. FASCIA & SOFFITS.
- GENEROUS GARDEN TO REAR WITH USEFUL STORES.
- SUITABLE FOR CO-OWNERSHIP.
- WOULD MAKE A GREAT FIRST HOME; JUST MOVE IN!
- SURE TO ALSO APPEAL TO THE DISCERNING BUY-TO-LET INVESTOR.

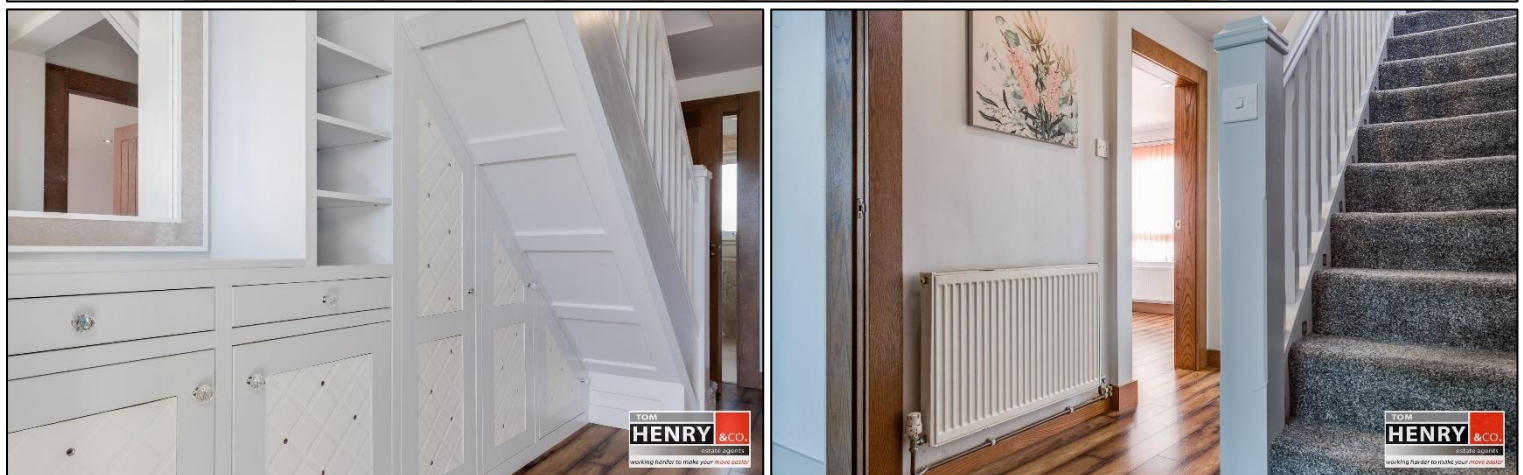




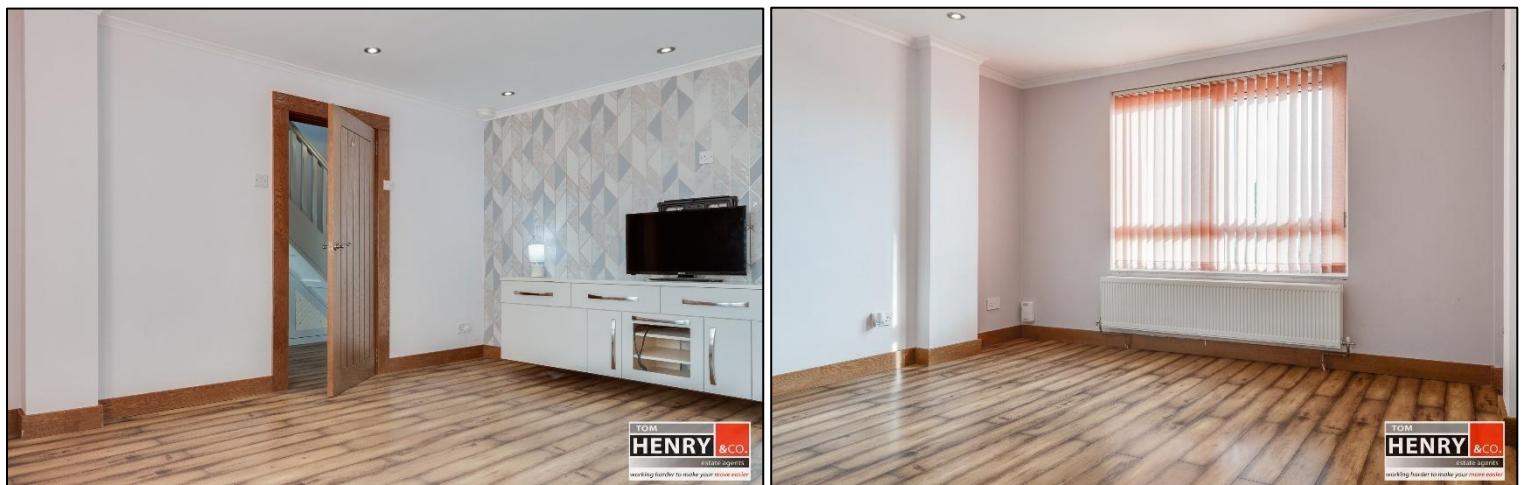
## ACCOMMODATION IN BRIEF...

COVERED PORCH:  
OUTSIDE LIGHT.

ENTRANCE HALL:  
COMPOSITE EXTERNAL DOOR WITH FROSTED GLASS PANEL. PRE-FINISHED FLOOR. INTEGRATED UNDER STAIR UNIT WITH DRAWER, SHELVED & CUPBOARD STORAGE. CARPET TO STAIRS TO FIRST FLOOR.



SITTING ROOM:  
PRE-FINISHED FLOOR. MEDIA UNIT INCLUDED. COVING & RECESSED LIGHTING TO CEILING.







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#### KITCHEN / DINING AREA:

FITTED HIGH & LOW LEVEL UNITS. GLAZED DISPLAY UNIT. WINE RACK. SINK WITH MIXER TAP FITTING. 5 RING INTEGRATED HOB WITH X-FAN OVER. INTEGRATED OVEN. SPACE FOR FRIDGE FREEZER. PLUMBED FOR DISHWASHER. SPACE FOR TUMBLE DRYER. BREAKFAST BAR WITH SPACE FOR CASUAL DINING. TILED BETWEEN UNITS. TILED FLOOR. COMPOSITE EXTERNAL DOOR WITH GLAZED PANELS TO REAR GARDEN.

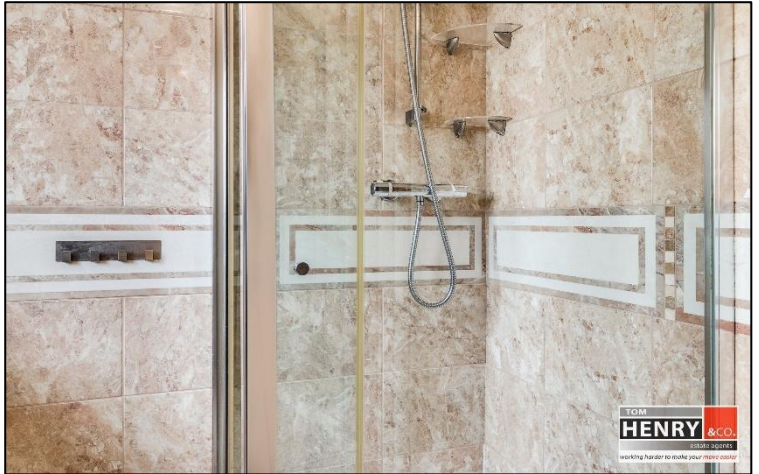


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**SHOWER ROOM:**  
WASH HAND BASIN WITH MIXER TAP FITTING IN UTILITY UNIT. PLUMBED FOR A.W.M. TOILET. SHOWER. TILED WALLS. TILED FLOOR.



**FIRST FLOOR:**

**STAIRS & LANDING:**  
CARPET TO STAIRS & LANDING. FEATURE LIGHTING TO STAIRS. HOTPRESS: SHELVED.



**BEDROOM 1:**  
TO REAR. FITTED WARDROBE WITH MİRRORED DOORS & HANGING SPACE. CARPET TO FLOOR.



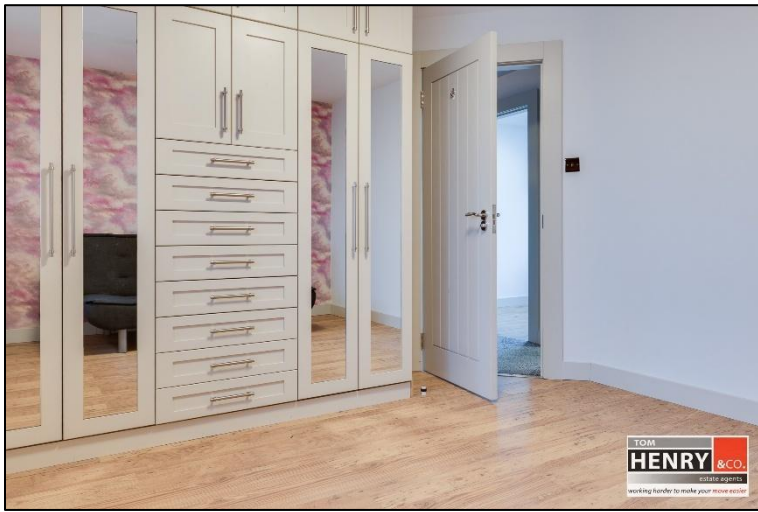




BEDROOM 2:  
TO FRONT. FITTED WARDROBE WITH SHELVED, DRAWER & HANGING SPACE. PRE-FINISHED FLOOR.







**BEDROOM 3:**  
TO REAR. BUILT-IN CUPBOARD WITH HANGING SPACE. PRE-FINISHED FLOOR.



**OUTSIDE:**

ENLCLOSED GARDEN TO FRONT LAID TO LAWN. GARDEN TO REAR LAID TO LAWN WITH UTILITY / FUEL STORE.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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- > **Free** no obligation pre sale/ pre let valuation.
- > Market leading sales record.
- > Competitive sales & rental rates.
- > RICS member firm.
- > Professional & efficient service.
- > Over **100 years** local combined experience.

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**FLOORPLANS FOR I.D. PURPOSES ONLY.**





BEDROOM 3  
2.7m x 2.0m

BEDROOM 1  
3.4m x 3.6m

BEDROOM 2  
3.2m x 3.6m



**10 Garvaghy Park  
Portadown, Craigavon BT62 1HB**

*(Floorplan for illustrative purposes only)*

#### **N.B.**

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#### **VALUATIONS.**

Should you be considering the sale of your own property we would be pleased to arrange through our office a Free Valuation and advice on selling without obligation.

**FOR FURTHER DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.**