

**61 BLACKISLAND ROAD
PORTADOWN
CRAIGAVON
CO. ARMAGH
BT62 1NE**



working harder to make your move easier

26 Church Street,
Dungannon,
Co. Tyrone,
N. Ireland
BT71 6AB

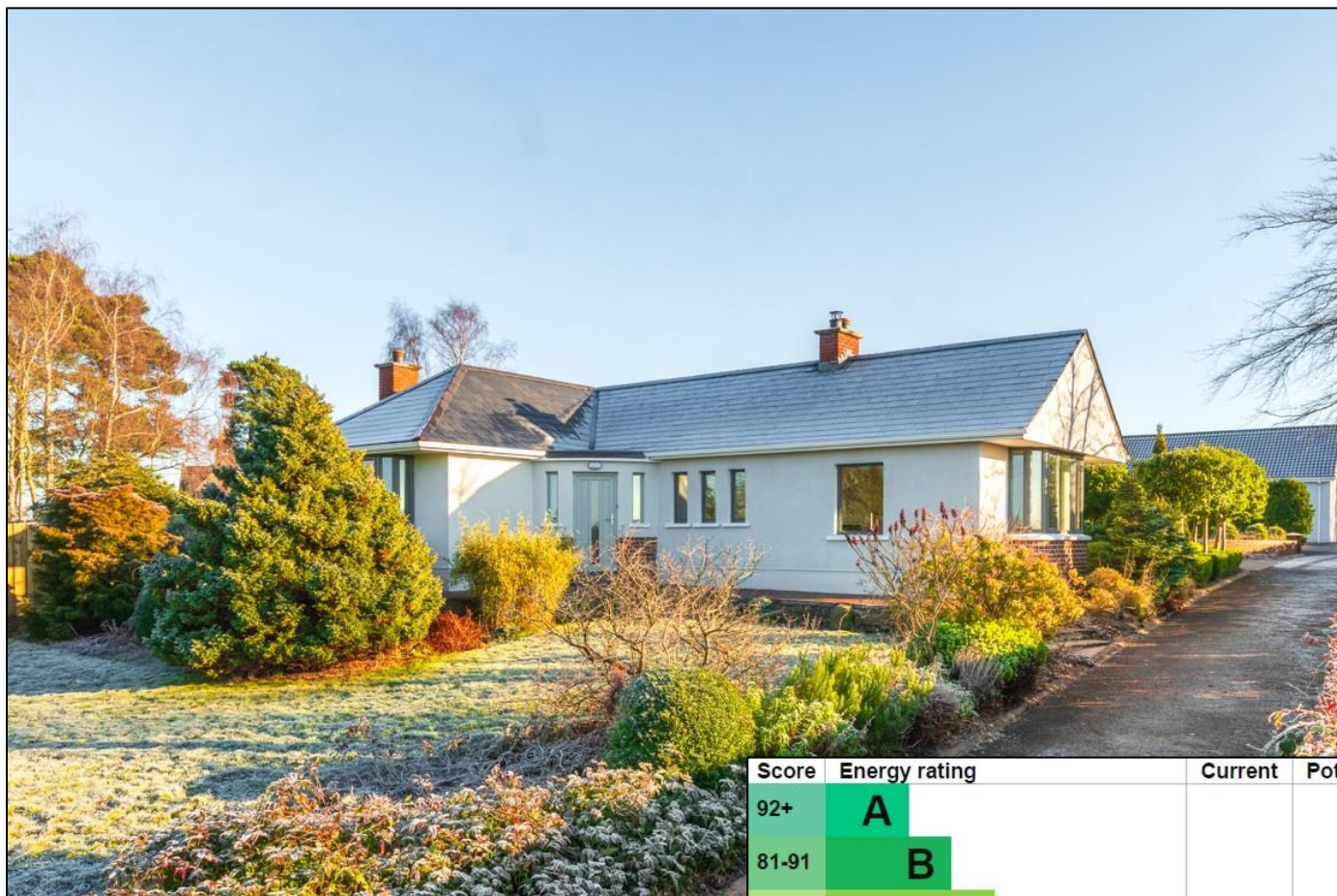
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“BEAUTIFUL AT BLACKISLAND ROAD” – AN ENVIABLE DETACHED BUNGALOW

TOM HENRY & COMPANY ARE PLEASED TO BRING TO THE MARKET THIS IMMACULATE, STYLISH AND MOST COMMUTER CONVENIENT DETACHED BUNGALOW LOCATED IN POPULAR ANNAGHMORE ONLY MINUTES BY CAR TO DUNGANNON, MOY, PORTADOWN & THE M1 INTERSECTION FOR TRAVEL ACROSS THE PROVINCE.

THE PROPERTY AFFORDS EVEN THE MOST DISCERNING OF PURCHASERS THE OPPORTUNITY TO ACQUIRE A “READY TO OCCUPY”, VERSATILE FAMILY HOME WITH UP TO 4 BEDROOMS (DEPENDING ON INDIVIDUAL REQUIREMENTS), 3 RECEPTION ROOMS AND A DETACHED GARAGE BLOCK ALL SITUATED ON A GENEROUS, ELEVATED SITE.

“MORE THAN JUST BRICKS AND MORTAR, A BEAUTIFUL BUNGALOW TO CALL HOME”



OFFERS OVER: £254,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	49 E
21-38	F		
1-20	G		

PROPERTY FEATURES:

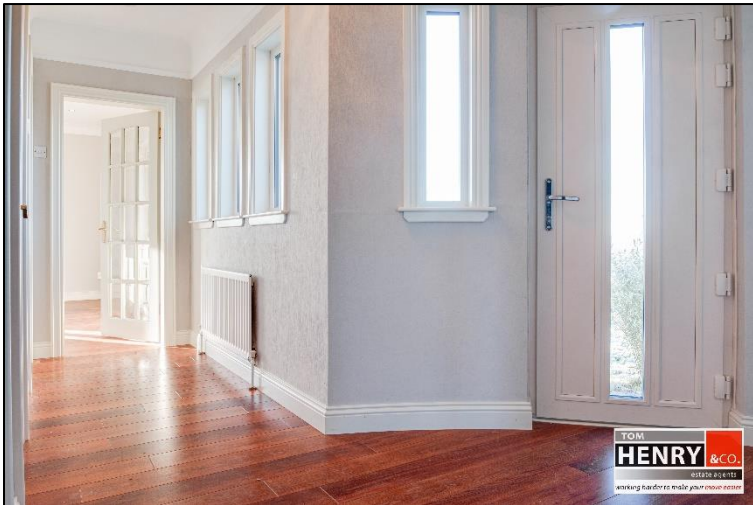
- AN ABSOLUTELY IMMACULATE DETACHED BUNGALOW.
- SITUATED ON A GENEROUS, ELEVATED SITE.
- MOST CONVENIENT COMMUTER LOCATION:
 - JUNCTION 13 OF M1 MOTORWAY: APPROX. 1.8 MILES.
 - MOY VILLAGE: APPROX. 5.5 MILES.
 - PORTADOWN: APPROX. 8 MILES.
 - DUNGANNON: APPROX. 9 MILES.
- METICULOUSLY MAINTAINED SINCE CONSTRUCTION CIRCA. 1965.
- UP TO 4 BEDROOMS (DEPENDING ON INDIVIDUAL REQUIREMENTS).
- MASTER BEDROOM, ENSUITE.
- 3 RECEPTION ROOMS INCLUDING SOUTH FACING SUNROOM.
- FITTED KITCHEN WITH INTEGRATED APPLIANCES.
- HANDY SEPARATE UTILITY ROOM.
- NEWLY INSTALLED P.V.C. DOUBLE GLAZED WINDOWS.
- OIL FIRED CENTRAL HEATING.
- GARDENS LAID TO LAWNS WITH MATURE SHRUBS.
- AMPLE PARKING.
- DETACHED GARAGE BLOCK / UTILITY STORE.
- A BEAUTIFUL BUNGALOW THAT IS SURE TO APPEAL TO A WIDE RANGE OF PURCHASERS.



ACCOMODATION IN BRIEF...

ENTRANCE HALL:

COMPOSITE EXTERNAL DOOR WITH GLASS PANEL & SIDE PANELS. PRE-FINISHED FLOOR. CLOAK CUPBOARD & HOTPRESS.



SITTING ROOM:

GEORGIAN GLAZED DOOR FROM ENTRANCE HALL. BEAUTIFUL DUAL ASPECT VIEWS TO GARDENS. BAY WINDOW. COVING & DOWNLIGHTING TO CEILING. GLASS FRONTED WOOD BURNING STOVE WITH SLATE HEARTH IN BRICK-BUILT INGLENOOK. PRE-FINISHED FLOOR.





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LIVING ROOM / FORMAL DINING ROOM:

GEORGIAN GLAZED DOOR FROM ENTRANCE HALL. CENTRE LIGHT & COVING TO CEILING. BAY WINDOW. OPEN FIREPLACE. CARPET TO FLOOR.



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KITCHEN / FAMILY DINING:

FITTED HIGH & LOW LEVEL UNITS WITH WOODEN WORKTOP & UNDER UNIT LIGHTING. "BELFAST" STYLE SINK WITH MIXER TAP FITTING. TILED BETWEEN UNITS. INTEGRATED HOB WITH X-FAN OVER. INTEGRATED MICROWAVE. INTEGRATED EYE LEVEL OVEN. INTEGRATED FRIDGE FREEZER. INTEGRATED DISHWASHER. TILED FLOOR. DOWN LIGHTING TO CEILING. LARDER.



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UTILITY ROOM:

UNITS TO COMPLIMENT KITCHEN. PLUMBED FOR A.W.M. ACCESS TO REAR OF DWELLING / GARDEN VIA EXTERNAL DOOR WITH GLAZED PANEL.

SUNROOM / CASUAL DINING ROOM:

ACCESSED FROM KITCHEN VIA CANTILEVERED DOORS. SOUTH FACING WITH GLAZED PANELS AFFORDING VIEWS OVER REAR GARDEN. VAULTED CEILING. TILED FLOOR.



MASTER BEDROOM:

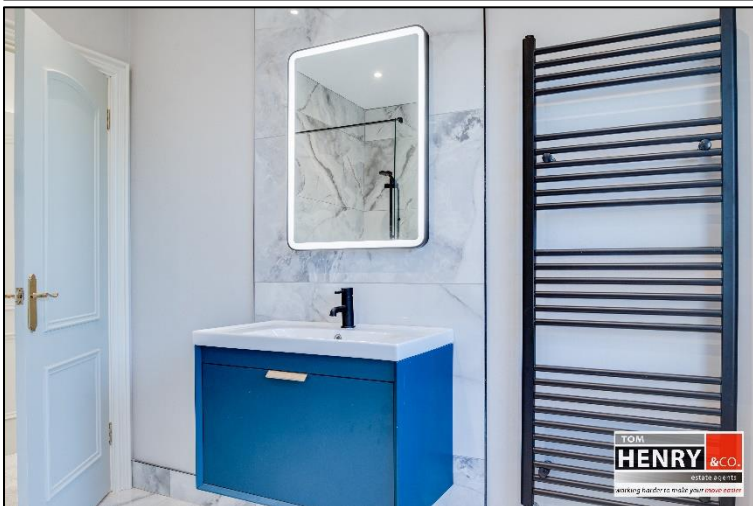
TO REAR. CARPET TO FLOOR. CENTRE & WALL LIGHTING.





ENSUITE:

VANITY UNIT HOUSING SINK. ELECTRIC SHOWER. TOILET. SOME WALL TILING. TILED FLOOR. HEATED TOWEL RAIL.



BEDROOM 2:
SIDE ASPECT. PRE-FINISHED FLOOR.



BEDROOM 3:
SIDE ASPECT. CARPET TO FLOOR.



BEDROOM 4 / STUDY:
SIDE ASPECT. PRE-FINISHED FLOOR.



BATHROOM:

WHITE SUITE. BATH WITH ELECTRIC SHOWER OVER. VANITY UNIT HOUSING WASH HAND BASIN WITH ILLUMINATED MIRROR OVER. TOILET. DISPLAY NICHES. HEATED TOWEL RAIL. DOWN LIGHTING TO CEILING. TILED WALLS AND FLOOR.



OUTSIDE:

APPROACHED FROM THE MAIN ROAD VIA A PILLARED ENTRANCE, THE PROPERTY BENEFITS FROM AN ASPHALT AVENUE WHICH EXTENDS PAST THE FRONT ENTRANCE TO THE DETACHED GARAGE BLOCK.

THE PROPERTY ENJOYS GENEROUS GARDENS, WELL BOUNDED WITH HEDGING & FENCING TO CREATE A PRIVATE AND TANQUIL OUTSIDE SPACE.



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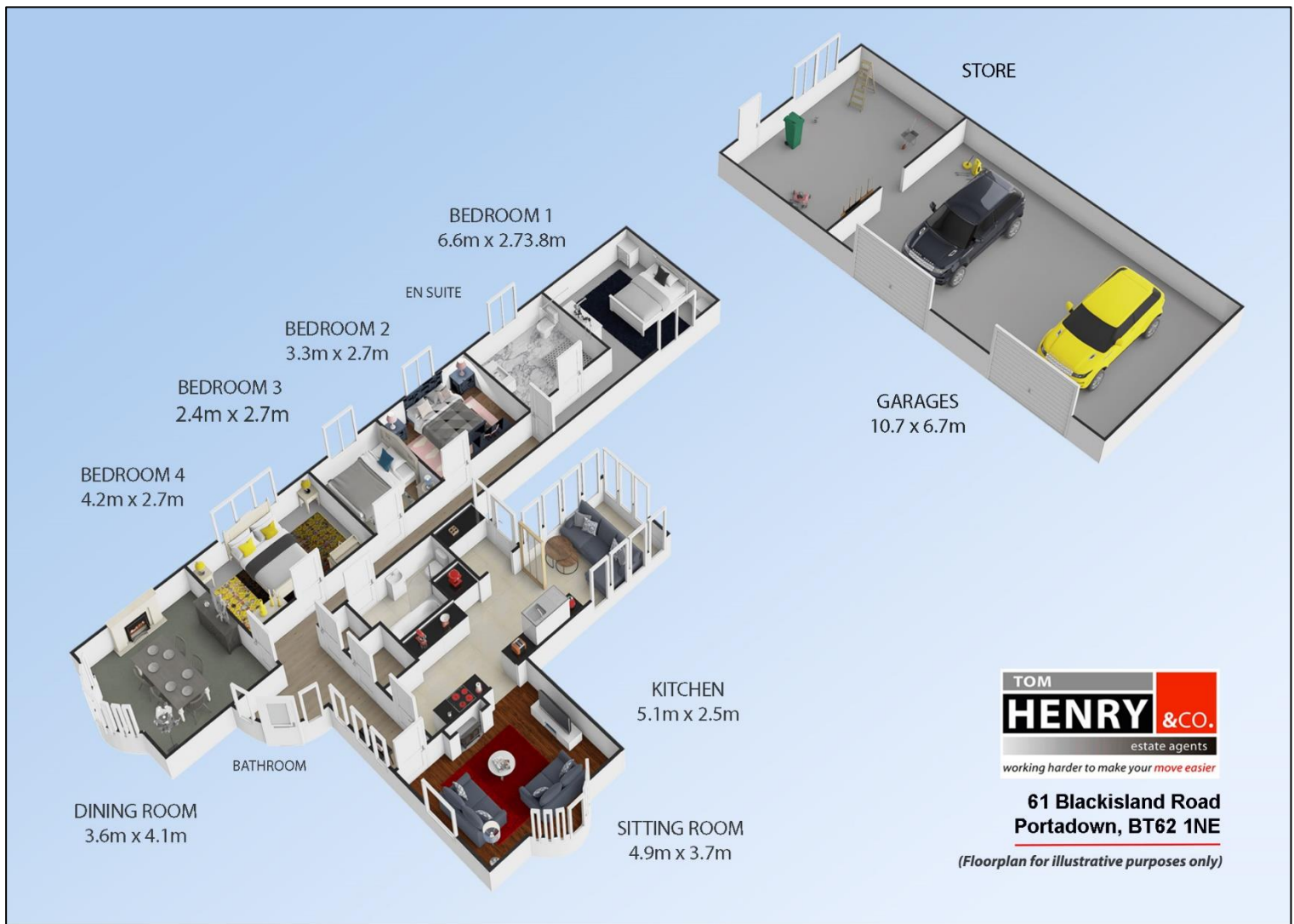
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VALUATIONS.

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.