

simonBRIEN
RESIDENTIAL

34 Drumanphy Road,
Portadown, Craigavon, BT62 1QY



Asking Price £399,950

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Superb Attractive Detached Residence On 1 Acre Site
- Spacious Double Height Reception Hall And Gallery Landing
- Modern Fitted Open Plan Kitchen To Dining Area With Granite Worktops, Integrated Appliances And UPVC Double Doors To Outside
- 5 Good Sized Bedrooms, 3 With Ensuites
- Living Room With Feature Stone Fireplace
- Modern Bathroom Suite
- Additional Bedroom On Lower Ground Floor With Kitchen/Utility Area And Shower Room (Ideal Granny Flat/Teenager Accommodation That Has Its Own Access)
- Oil Fired Central Heating
- High Ceilings And Solid Oak Internal Doors
- PVC Double Glazed Windows
- Paved Sweeping Driveway And Turning Area With Large Enclosed Garden In Lawn
- Integrated Garage With Up And Over Electric Door
- Superb Views Over The Countryside
- Close To Leading Schools



SUMMARY

This attractive detached residence has been designed and finished to a high specification and is situated on an excellent site, combining the benefits of countryside rural life and offering superb views of the surrounding landscape whilst enjoying this tranquil location.

Conveniently close to the M1 interchange and Portadown town centre leaving quick access to schools, bars, restaurants and local amenities. Craigavon is also a short drive away with benefits including the popular Rushmere Shopping Centre, Omniplex Cinema and various parks and recreational areas.

The property is bright and spacious and has been beautifully presented and tastefully decorated by its current owners, providing luxury accommodation whilst retaining a feeling of warmth and character. A superb opportunity to purchase a delightful family home in a quiet yet very convenient location, which can only be fully appreciated on internal inspection, viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

uPVC front door.

RECEPTION HALL:

Ceramic tiled floor. Vaulted ceiling with Velux window. uPVC double glazed sliding door.

LIVING ROOM:

17' 4" x 12' 10" (5.29m x 3.92m)

Feature stone fireplace. Cornice ceiling.

KITCHEN OPEN PLAN TO DINING AREA:

43' 4" x 17' 7" (13.20m x 5.37m)

Range of high and low level units with granite worktops. STOVES Range style cooker with granite splashback and extractor fan. Inset stainless steel sink unit with mixer tap. Larder. Samsung American fridge/freezer. Integrated dishwasher. Built-in wine rack. Centre island. Low voltage spotlights. Ceramic tiled floor. Feature double sided open fire. Vaulted ceiling. Double uPVC doors leading outside.







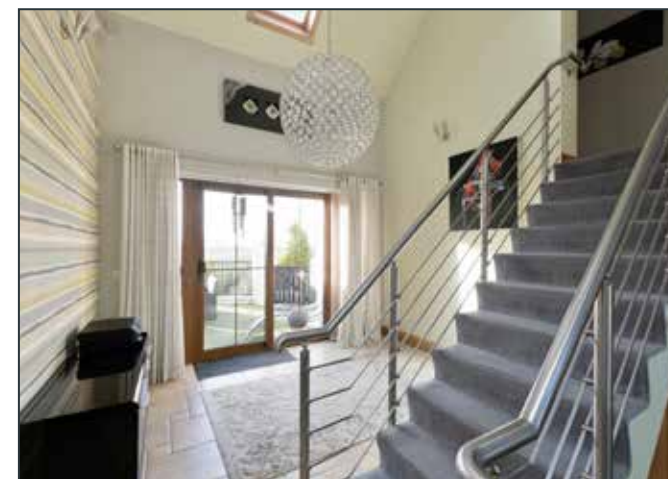
DOWNSTAIRS BATHROOM:

Low flush WC. Pedestal wash hand basin with vanity unit. Panelled bath with splash tiling. Cornice ceiling. Low voltage spotlights. Extractor fan. Ceramic tiled floor.

MASTER BEDROOM:

17' 4" x 12' 5" (5.29m x 3.78m)

Ceramic tiled floor. Cornice ceiling. Walk-in wardrobe and mirrored Sliderobe.



ENSUITE SHOWER ROOM:

Low flush WC. Pedestal wash hand basin with vanity unit. Fully tiled corner shower cubicle with rain head attachment. Cornice ceiling. Ceramic tiled floor.



FIRST FLOOR

LANDING:

Stainless steel handrail and glass panelling. Shelved hot-press.

BEDROOM (2):

18' 2" x 13' 3" (5.53m x 4.03m)

Built-in wardrobe.

ENSUITE SHOWER ROOM:

Low flush WC. Pedestal wash hand basin. Double walk-in tiled shower with rain head attachment. Ceramic tiled floor.





BEDROOM (3):
18' 2" x 12' 8" (5.53m x 3.87m)

Built-in wardrobe.

ENSUITE SHOWER ROOM:

Low flush WC. Pedestal wash hand basin with vanity unit. Fully tiled corner shower cubicle with rain head attachment. Extractor fan. Part tiled walls. Ceramic tiled floor.

BEDROOM (4):
18' 2" x 15' 7" (5.53m x 4.75m)

Built-in mirrored Sliderobe.

BEDROOM (5):
18' 2" x 11' 2" (5.53m x 3.41m)



LOWER LEVEL OF HOUSE/SELF-CONTAINED GRANNY FLAT

Stairs from kitchen/dining area.

HALLWAY:

Ceramic tiled floor. uPVC double glazed door leading outside.

KITCHEN/UTILITY AREA:

Range of low level units. Space for fridge/freezer, washing machine and dryer. Stainless steel sink unit. Ceramic tiled floor. Door to...

SHOWER ROOM:

Low flush WC. Pedestal wash hand basin. Fully tiled corner shower cubicle. Extractor fan. Ceramic tiled floor.

BEDROOM (6):
14' 3" x 13' 10" (4.35m x 4.22m)

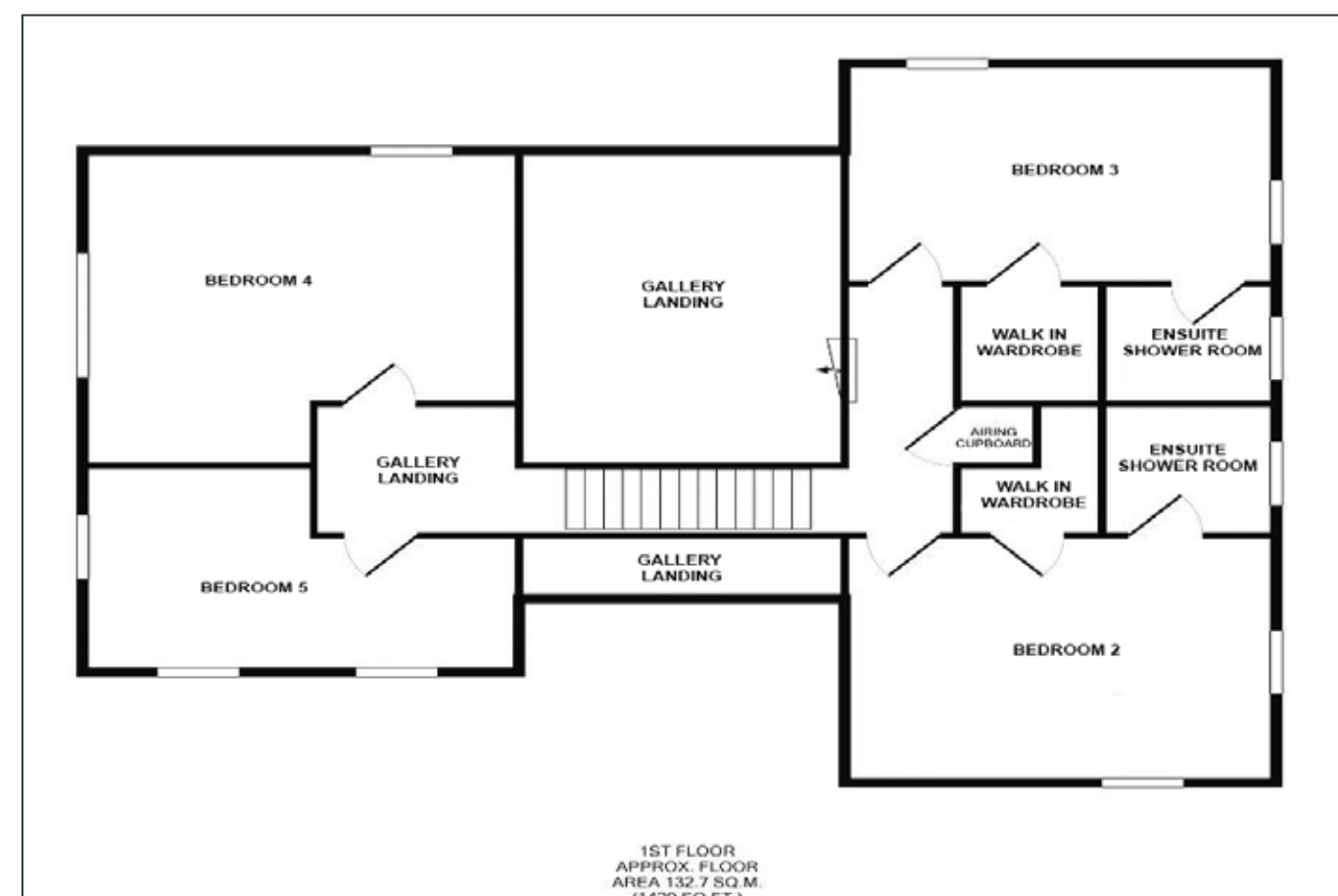
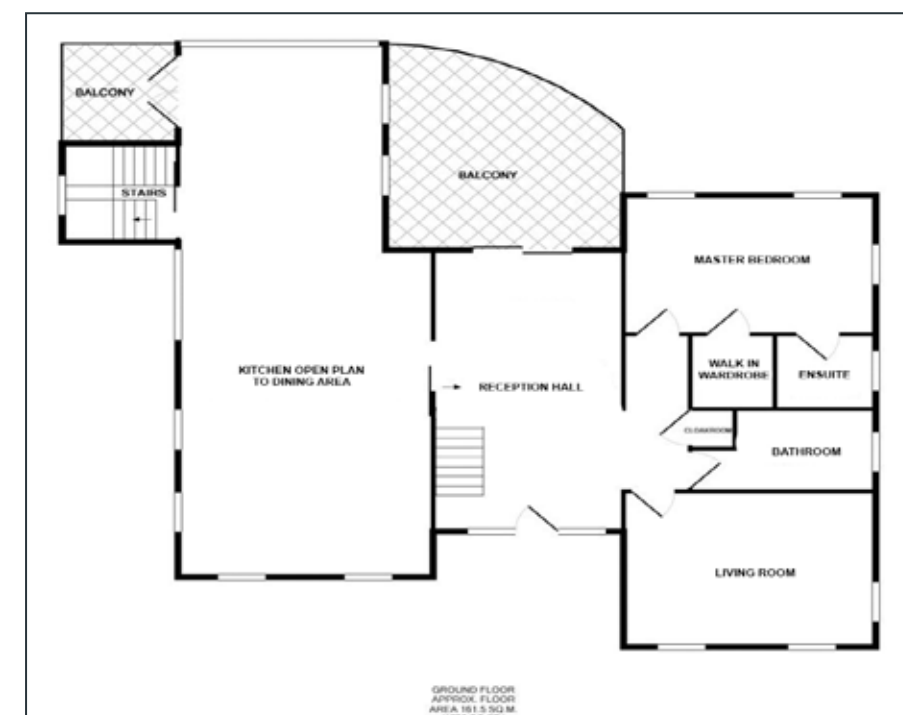
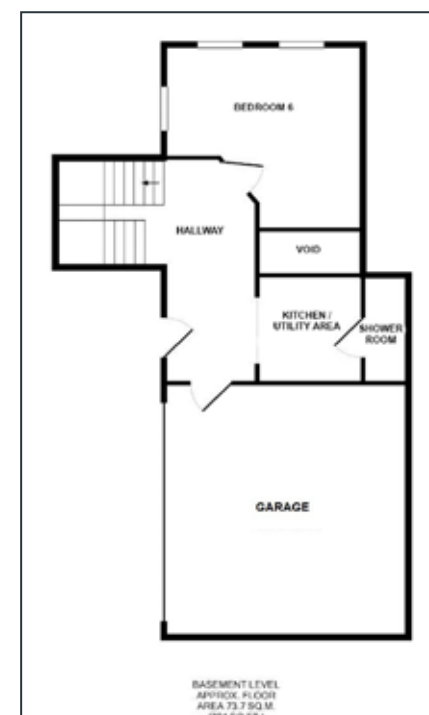


GARAGE:

19' 0" x 17' 10" (5.79m x 5.44m)

Up and over electric door. Power and light. Space for washing machine and dryer. Hot water tank. Oil fired boiler. Range of high and low level units and worktop.





Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com

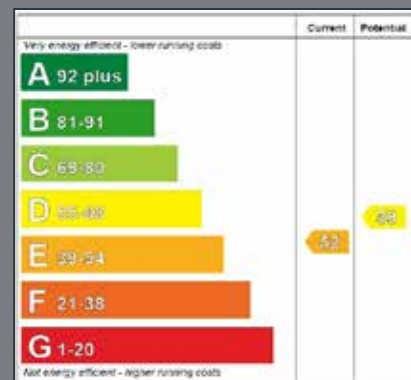


Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RL/B/20/FB



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