



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

37 Moyrourkan Road

Markethill

BT60 1TU

Bedroom	6
Reception	2
Bathroom	3



Exceptional six bedroom family home with large workshop set upon
a generous site

Offers in Excess of : £425,000

Opening Times

Monday to Friday 9:00am - 5.30pm
Saturday 10:00am - 12.00pm
Sunday Closed

Open during lunchtime

Viewing strictly by appointment only

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JOYCE CLARKE

TAKING YOU HOME

37 Moyrourkan Road is an exceptional family home extending to approximately 2700 square feet, constructed in 2012. Offering six double bedrooms over two floors, this immaculately presented property allows for full ground floor living if required. The master suite has a bespoke walk in wardrobe, and large en suite shower room. The kitchen is the heart of every home, and this open plan kitchen dining has an excellent range of high and low level oak storage units, complimented by a granite work surface. Relax in comfort in the generous dual aspect living room with feature fireplace as a focal point with multi fuel stove. There are two fully tiled bathroom suites, one on each floor. These are modern white four piece suites each with free standing bath. The second floor is a fantastic area with two double bedrooms and bathroom to one side of the bespoke oak and glass stairwell. To the other is a wonderful room currently used as a playroom / lounge. This could easily be converted into two further bedrooms if desired. A fully enclosed garden to the front has also a paved patio area. A tailor made workshop is constructed to the side of the holding, with a vehicle entrance opening out onto the Shanecrackan Road. There are four roller doors opening onto the forecourt area which provides parking for multiple vehicles. This is a unique opportunity to acquire a substantial family home with workshop adjacent, in a sought after location.



- Exceptional family home with large workshop set upon a generous site
- Six double bedrooms
- Master bedroom with walk in wardrobe and en suite
- Beautiful open plan kitchen dining with granite work surface, and French doors leading to rear
- Dual aspect living room with multi fuel stove with ornate slate chamber and beam mantle
- Luxurious four piece bathroom suites on each floor with free standing bath
- Superb clear span workshop with large forecourt and separate access
- Sought after location within easy reach of Markethill and Tandragee



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL

Entrance door with glazed panels to side, leading to hallway. Two double panel radiators. Tiled floor. Hotpress. Recessed lighting.

LIVING ROOM

5.09m x 6.36m (16' 8" x 20' 10")
Dual aspect living room. Wood burning stove with ornate slate chamber and beam mantle. Recessed lighting. TV point. Two double panel radiators. French doors leading to kitchen dining.

OPEN PLAN KITCHEN DINING

3.53m x 6.99m (11' 7" x 22' 11")
Excellent range of high and low oak units. One and half bowl sink and drainer, flexi tap. Quartz work top. Space for range style cooker, dishwasher and American style fridge freezer. Tiled floor and splashback. Recessed lighting. Double panel radiator.

UTILITY ROOM

1.56m x 2.74m (5' 1" x 9' 0")
High and low level units. Space for washing machine and tumble dryer. Stainless steel sink and drainer with mixer tap. Storage closet. Single panel radiator. Tiled floor and splash back. Part glazed uPVC door to rear.

MASTER SUITE

3.44m x 4.14m (11' 3" x 13' 7")
Double bedroom with patio doors to rear. Double panel radiator.

Walk in dressing room - with excellent range of bespoke fitted robes.

ENSUITE

1.9m x 2.30m (6' 3" x 7' 7")
Rimless shower enclosure with dual waterfall shower head. Pedestal style sink. Dual flush WC. Heated towel rail. Recessed lighting. Extractor fan.

BEDROOM TWO

4.64m x 3.14m (15' 3" x 10' 4") (MAX)
Front aspect double bedroom. Double panel radiator. Laminate flooring. Recessed lighting

BEDROOM THREE

3.62m x 3.79m (11' 11" x 12' 5")
Front aspect double bedroom. Double panel radiator. Laminate flooring. Recessed lighting.

BEDROOM FOUR

2.47m x 3.54m (8' 1" x 11' 7")
Rear aspect double bedroom. Single panel radiator. Laminate flooring. Recessed lighting.

FAMILY BATHROOM

2.75m x 2.82m (9' 0" x 9' 3")
Four piece modern suite comprising of free standing slipper bath with centre taps and shower attachment. Sink with mixer tap and two drawer vanity unit below. Large corner shower with Mira Sports electric shower. Back to wall dual flush WC. Heated towel rail. Fully tiled. Recessed lighting . Window.



FIRST FLOOR LANDING

Oak and glass stairway leading to first floor

PLAYROOM

4.76m x 9.80m (15' 7" x 32' 2")

Superb area ideal for conversion into further bedrooms, if required. Access into eaves for storage. Recessed lighting.

HALLWAY

2.62m x 3.09m (8' 7" x 10' 2")

Recessed floor uplighting. Access into eaves.

BATHROOM

1.90m x 3.06m (6' 3" x 10' 0")

Modern fully tiled four piece suite comprising of free standing bath with centre taps and shower attachment. Sink with mixer tap and vanity unit below. Corner shower enclosure with dual waterfall shower head. Back to wall dual flush WC. Heated towel rail. Fully tiled. Recessed lighting. Window. Extractor.

BEDROOM FIVE

309m x 4.75m (1013' 9" x 15' 7")

Side aspect double bedroom. TV point. Double panel radiator. Recessed lighting.

BEDROOM SIX

2.62m x 3.09m (8' 7" x 10' 2")

Rear aspect double bedroom. Double panel radiator. Recessed lighting.

GARDEN

Automated gates at entrance pillars. Fully enclosed garden to the front with generous lawn area laid in grass. Artificial grass to one side. Recessed trampoline. Paved patio.

REAR GARDEN

Low maintenance yard to rear laid in concrete. Oil tank.

GARDEN ROOM

Timber construction. Patio doors to each end. Power and lighting.

WORKSHOP

30' 0" x 60' 0" (9.14m x 18.29m)

Purpose built workshop with clear span to the majority of the building, and mezzanine to one end. Office area Automatic roller doors. CCTV inside and out. Sealed flooring. Store to rear. 8' 0" x 60' 0" (2.44m x 18.29m)

Access door to rear. Large forecourt to front providing excellent parking. Access gate to Shanecrackan Road.



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