



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

8 Taughrane Lodge

Dollingstown

BT66 7UH

Bedroom	4
Reception	1
Bathroom	3



Four bedroom detached family home with garage and large private garden to the rear

Offers in Region of: £275,000

Opening Times

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

Viewing strictly by appointment only

028 3833 1111

www.joyceclarke.team
sales@joyceclarke.team
2 West Street, Portadown, BT62 3PD



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Joyce Clarke are delighted to present 8 Taughrane Lodge, Dollingstown to the sales market built by award winning JH Price & Sons.

This beautiful red brick family home offers four bedrooms (master with en suite and built in robes), spacious and bright living room, large open plan kitchen dining living area, family bathroom and downstairs WC. The garden to the rear has a paved patio area, and enjoys excellent privacy. A garage completes this property, with parking for multiple cars to the front upon the red brick paved driveway. Dollingstown is a sought after location with ease of travel to locations such as Lurgan and Moira, and bus routes for a range of secondary schools in all directions. This sale is chain free so early viewing is a must!



- Attractive red brick detached home with garage constructed by JH Price & Sons
- Four well proportioned bedrooms
- Spacious living room with feature fireplace
- Dual aspect open plan kitchen dining with an array of storage units complete with integrated appliances
- Fully tiled bathroom with shower over bath
- Downstairs WC
- Concrete slab first floor
- Garage plumbed for washing machine
- Chain free



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE

Ornate uPVC glazed door with side window panels. Leading to hallway. Double panel radiator. Under stair storage closet. Tiled floor. Recessed lighting.

LIVING ROOM

3.96m x 4.77m (13' 0" x 15' 8")
Feature fireplace with gas fire. Double panel radiator. TV point.

KITCHEN DINING

4.37m (max) x 6.63m (14' 4" x 21' 9")
Dual aspect open plan kitchen dining with excellent range of high and low level storage units with integrated appliances to include dishwasher, fridge freezer, 1 1/2 bowl stainless steel sink and drainer, Grundig oven and BOSCH four ring ceramic hob with stainless steel extractor over. Co ordinating independent breakfast bar with floating wall cabinet. Part glazed uPVC door to garden.

WC

0.96m x 1.27m (3' 2" x 4' 2")
Dual flush WC. Floating sink with mixer tap. Single panel radiator. Tiled floor and splashback. Recessed lighting.

LANDING

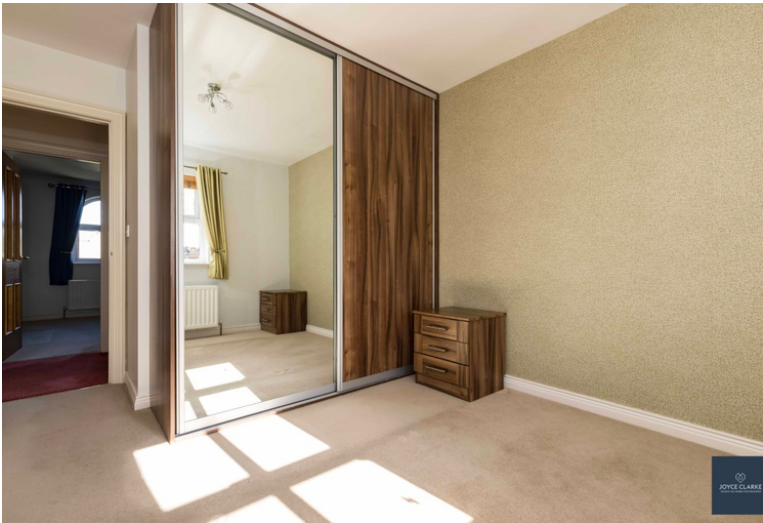
Hotpress. Access to roof space with ladder. Single panel radiator.

MASTER BEDROOM

3.46m x 3.06m (11' 4" x 10' 0")
Rear aspect double bedroom. Built in wardrobe with matching free standing lockers and corner shelving unit. Double panel radiator.

EN SUITE

1.16m x 2.45m (3' 10" x 8' 0")
Fully tiled en suite comprising of shower enclosure. Sink with mixer tap and vanity below and coordinating mirrored floating cabinet. Dual flush WC. Heated towel rail. Recessed lighting. Window.



BATHROOM

2.05m x 1.94m (6' 9" x 6' 4")

Fully tiled suite comprising of moulded bath with mixer tap and electric shower over. Sink with vanity unit below. Dual flush WC. Heated towel rail. Recessed lighting. Window.

BEDROOM TWO

3.30m x 3.36m (10' 10" x 11' 0")

Front aspect double bedroom. Built in wardrobe. Double panel radiator.

BEDROOM THREE

2.12m x 3.18m (6' 11" x 10' 5")

Rear aspect double bedroom. Single panel radiator.

BEDROOM FOUR

2.99m max x 3.45m max (9' 10" x 11' 4")

Front aspect bedroom. Single panel radiator.

OUTSIDE

FRONT

Driveway laid in attractive brick paving for multiple cars. Garden laid in lawn.

REAR

Fully enclosed rear garden laid in lawn. Patio and pathway laid in brick paving. Outside tap. Access gate to front.

Lean to shed with shelving and perspex roof 1.16m x 5.18m (3' 10" x 17' 0")

GARAGE

3.16m x 6.49m (10' 4" x 21' 4")

Up and over door. Rear window. Pedestrian door. Boiler. Plumbed for washing machine and tumble dryer.



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