



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

23 The Fairways

Portadown

BT62 3FR

Bedroom	3
Reception	2
Bathroom	1



Beautifully presented semi detached home in sought after area with large garden to the rear

Offers in Region of: £179,950

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



JOYCE CLARKE

TAKING YOU HOME

23 The Fairways is a fantastic semi detached home on a prime site within this highly regarded development, just off the Tandragee Road. It has a super layout offering flexibility to suit you with your choice of three or four bedrooms, or one or two reception rooms. On the ground floor there is a generous living room with feature brick fireplace and multi fuel stove. The open planned kitchen dining is well laid out with an excellent range of high and low level storage units and display cabinets, complimented by a Belfast style sink and integrated appliances. This leads to a second reception room, or could just as easy work for a downstairs bedroom. Upstairs you will find three double bedrooms, and the most fabulous family bathroom with modern suite to include pink free standing bath. Outside, this home is equally as impressive with a great sized garden, complete with paved patio area for entertaining. Parking is via the tarmac driveway to the front and side. Early viewing comes highly recommended!



- Spacious semi detached home with large garden to rear
- Two reception rooms one with multi fuel stove
- Open plan kitchen dining with integrated appliances
- Fantastic family bathroom with free standing bath & separate shower
- Flexible accommodation offering 3 or 4 bedrooms
- Floored attic with lighting and loft ladder
- Tarmac driveway to front and side
- Chain free
- Located in a popular residential development



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		60 D	70 C

ENTRANCE HALL

Wooden entrance door with feature glazed panels. Single panel radiator. Tile effect laminate flooring. Feature glass blocks providing additional light to living room. Storage / utility closet under stairs. Window providing natural light. Plumbed for washing machine.

LIVING ROOM

4.09m x 4.13m (13' 5" x 13' 7")
Front aspect room with feature fireplace, with brick surround and wooden mantel, stove on tiled hearth. TV point. Herringbone style laminate flooring. Double panel radiator.

KITCHEN DINER

3.22m x 4.97m (10' 7" x 16' 4")
Dual aspect kitchen diner with excellent range of high and low level kitchen cabinets and pelmet above each window with recessed lighting. Range of appliances include electric oven, four ring electric hob with integrated extractor above, integrated fridge freezer and dishwasher. Belfast style sink with granite surround. Tiled effect laminate flooring. Double panel radiator. Recessed lighting. Solid wood door with glazed panel giving access to rear garden.

SECOND RECEPTION

3.15m x 4.12m (10' 4" x 13' 6")
Excellent additional living space with access to kitchen diner. Sliding patio door giving access to rear garden. Wood effect laminate flooring. Single panel radiator.

FIRST FLOOR LANDING

Access to hotpress and floored attic with lighting via loft ladder.

MASTER BEDROOM

3.50m x 4.07m (11' 6" x 13' 4")
Rear aspect double bedroom. TV point. Double door built-in storage closet. Single panel radiator.



BEDROOM TWO

3.13m x 3.75m (10' 3" x 12' 4")

Front aspect double bedroom. Single panel radiator.

BEDROOM THREE

2.18m x 3.76m (7' 2" x 12' 4")

Front aspect bedroom. Single panel radiator.

FAMILY BATHROOM

2.19m x 3.08m (7' 2" x 10' 1")

Superb four piece bathroom suite comprising free standing roll top bath, back to wall dual flush WC, wash hand basin with vanity unit below and separate tiled shower enclosure with mains fed shower including additional rainfall showerhead and recessed shelf. Extractor fan. Recessed lighting. Vertical radiator.

OUTSIDE

FRONT GARDEN

Ample tarmac parking with driveway to side and front. Front garden laid in lawn. Outside tap to driveway

REAR GARDEN

Fully enclosed rear garden with gated access to driveway. Paved patio area. Majority of garden laid in lawn with mature planting. Oil fired burner and oil tank. Outside lighting.



We endeavour to make our sales details accurate and reliable, however they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers. Site plans on brochures are not drawn to scale, however we are happy to provide scale drawings from our office. Artists' impressions are for illustrative purposes only. All details including materials, finishes etc.