



**JOYCE CLARKE**

TAKING YOU HOME

## FOR SALE

9 Dobbin Heights  
Portadown  
BT62 4EE

Bedroom	3
Reception	1
Bathroom	3



Attractive red brick three bedroom mid townhouse with fields to the rear

Offers in Region of: £147,500

Viewing strictly by appointment only

### Opening Times

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

Open during lunchtime

**028 3833 1111**

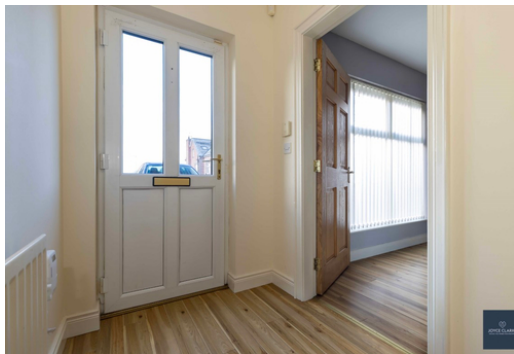
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9 Dobbin Heights is the perfect home to get first time buyers onto the property ladder, or equally an ideal investment opportunity! Situated on the outskirts of Portadown, this property is surprisingly spacious offering three well proportioned bedrooms (master en suite), generous living room with open fire, open plan kitchen dining with integrated appliances, downstairs WC, and family bathroom with shower over bath. The garden is fully enclosed and has a paved patio, with lovely views of the countryside to the rear. This sale is chain free. Contact the sales team to arrange your viewing.



- Attractive red brick mid townhouse with fields to the rear
- Three bedrooms (master en suite)
- Spacious living room with open fire
- Open plan kitchen dining with integrated appliances
- Downstairs WC
- Family bathroom with shower over bath
- Fully enclosed garden with patio to rear
- Oil fire central heating
- Chain free



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



## ENTRANCE HALL

UPVC entrance door with glazed panels. Single panel radiator. Wood effect laminate flooring.

## LIVING ROOM

3.98m x 4.20m (13' 1" x 13' 9") (MAX)

Feature open fireplace with wood surround, granite back panel and hearth. TV and telephone points. Wood effect laminate flooring. Double panel radiator.

## KITCHEN DINING

3.69m x 3.57m (12' 1" x 11' 9")

Excellent range of high and low level kitchen cabinets. Range of appliances include electric oven, four ring electric hob with stainless steel extractor canopy above and integrated fridge freezer. Space for washing machine. One and half bowl stainless steel sink and drainage unit. Tiled flooring and splashback. Double panel radiator. Recessed lighting.

## REAR HALL

1.17m x 1.68m (3' 10" x 5' 6")

UPVC door with glazed panel giving access to rear garden. Single panel radiator. Tiled flooring

## GROUND FLOOR WC

1.18m x 1.98m (3' 10" x 6' 6")

Dual flush WC and wash hand basin with pedestal. Tiled flooring and splashback. Single panel radiator. Extractor fan.

## FIRST FLOOR LANDING

Single panel radiator. Access to hotpress.





**BEDROOM ONE**

4.11m x 3.3m (13' 6" x 10' 10")

Rear aspect double bedroom. Wood effect laminate flooring. Single panel radiator.

**ENSUITE**

2.19m x 0.91m (7' 2" x 3' 0")

Tiled shower enclosure with electric shower. Dual flush WC and wash hand basin with pedestal. Single panel radiator. Tiled flooring and half tiled walls. Extractor fan.

**BEDROOM TWO**

2.90m x 3.48m (9' 6" x 11' 5") (MAX)

Front aspect double bedroom. Single panel radiator.

**BEDROOM THREE**

1.97m x 2.29m (6' 6" x 7' 6")

Front aspect bedroom. Single panel radiator.

**FAMILY BATHROOM**

1.97m x 1.83m (6' 6" x 6' 0")

Panel bath with shower head attachment. Dual flush WC and wash hand basin with pedestal. Tiled flooring and half tiled walls. Extractor fan.

**OUTSIDE**

**FRONT**

Tarmac parking. Tarmac path leading to front door.

**REAR**

Fully enclosed rear garden with views over surrounding countryside to rear. Gated access to pathway. Paved patio area. Oil fired burner and oil tank. Outside tap and 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.