



76 Carnreagh Park, Craigavon, BT64 3AP

Asking Price £184,950

- Well presented three bedroom semi-detached home
- Kitchen/diner with a range of integrated appliances
- Open Plan Kitchen/Living Area
- Downstairs W.C. & Utility space
- Three spacious bedrooms including a master with en-suite
- Three piece bathroom suite
- Fully enclosed rear garden
- Off street parking
- Gas central heating
- PVC double glazed windows

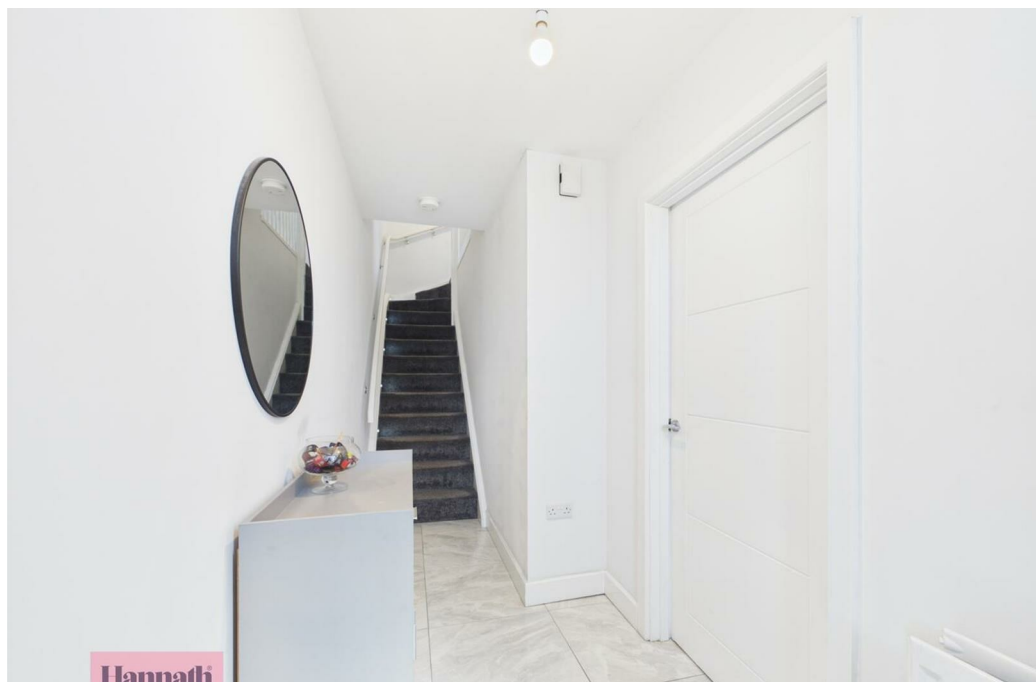
Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C	83	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		

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Hannath are delighted to present this beautifully maintained three-bedroom semi-detached home, situated within the sought-after Carnreagh Park development. Offering stylish and spacious accommodation throughout, the ground floor comprises a bright and welcoming open plan living/kitchen area fitted with a range of integrated appliances, a practical utility space and a convenient downstairs WC.

The first floor boasts three generously proportioned bedrooms, including a master bedroom with en-suite facilities, along with a modern three-piece family bathroom suite.

Ideally located, 76 Carnreagh Park enjoys close proximity to a range of local amenities including Rushmere Shopping Centre, Tesco, Omniplex Cinema and excellent transport links. Combining modern living with a highly convenient location, this impressive home is sure to appeal to a wide range of buyers and early viewing is highly recommended.



Hallway

4'6" x 12'2"

This welcoming hallway creates a bright and airy first impression with its light tiled flooring and crisp white walls. The staircase is carpeted and leads upstairs, while a door provides access to the living room.

Living Room

11'9" x 16'6"

The living room laid in carpet and clean white walls creates a calm and neutral backdrop. Natural light streams in through the window, brightening the space.

Kitchen

11'10" x 12'7"

The kitchen is a bright and spacious room finished with tiled flooring that complements the contemporary cabinetry. The cabinets provide ample storage, and the countertops add a striking contrast. Integrated appliances include an oven and a gas hob with an extractor hood above. French doors let in plenty of natural light and open out to the garden.

Utility Space

3'1" x 6'1"

Nestled just off the kitchen, the utility space is fitted with practical tiled flooring and houses a washer and dryer stacked neatly, providing a discreet and convenient laundry area.

WC

3'2" x 8'5"

The ground floor WC is tiled with light floor tiles, comprising a close-coupled toilet and a small corner hand basin, perfect for guests' use and conveniently located near the kitchen and living areas.

Landing

4'3" x 10'3"

The landing upstairs provides access to all bedrooms and bathrooms, with walls painted white and fitted with soft carpet underfoot.

Master Bedroom

11'10" x 9'9"

The master bedroom is a spacious, bright room with two windows allowing plenty of natural light. The room has a door that leads to an en-suite bathroom for added privacy and convenience.

En-Suite

2'11" x 9'9"

The en-suite features a glass-enclosed shower, a white basin and a close-coupled toilet. This compact yet practical space is designed with clean lines and neutral tones for ease of maintenance.

Bedroom Two

7'10" x 12'4"

Bedroom Two benefits from a window that fills the room with natural light. The décor is kept simple with white walls and carpet underfoot, making this a versatile space that can be adapted to various needs.

Bedroom Three

7'2" x 8'9"

Bedroom Three is painted white throughout and laid in carpet. This room could serve as a child's bedroom, guest room, or home office.

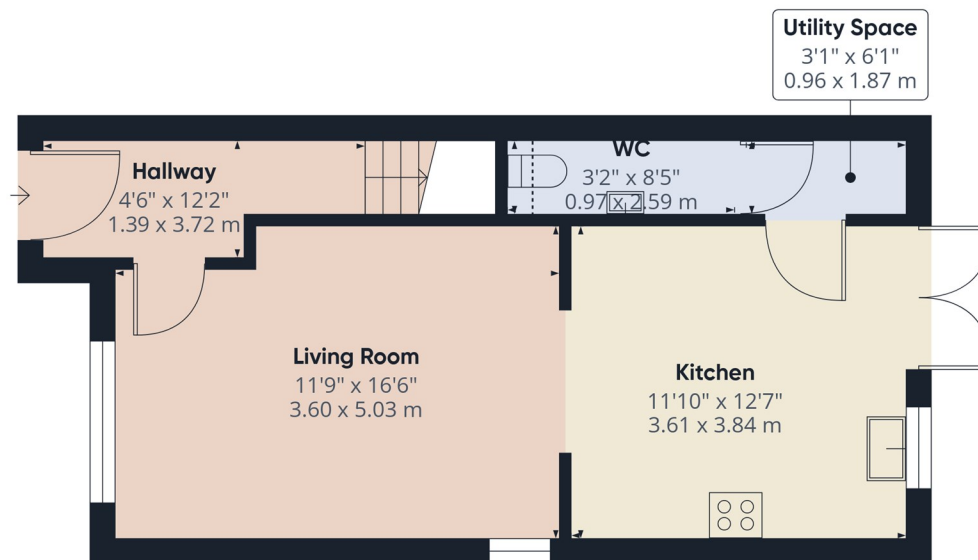
Bathroom

5'7" x 6'8"

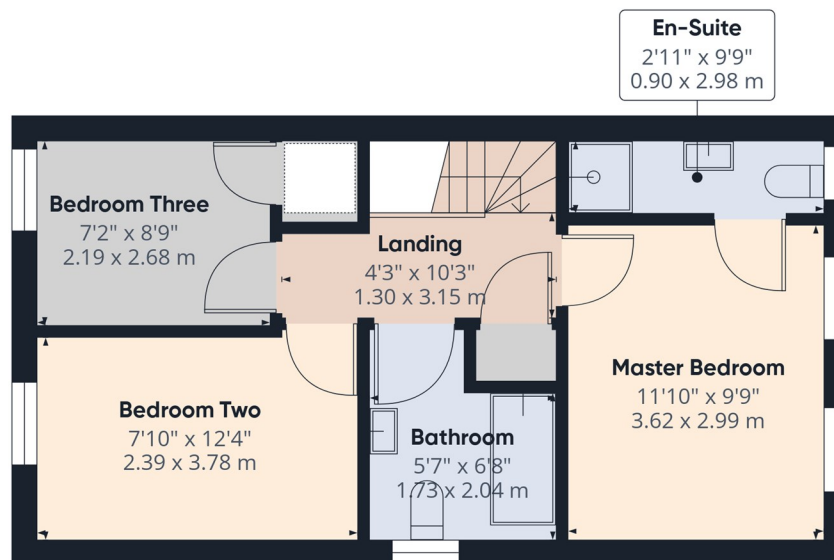
The family bathroom is fitted with a modern white suite including a bath with a shower over, a pedestal basin, and a close-coupled toilet. The walls are partially tiled with neutral, earthy tiles and the floor is finished with wood-effect vinyl flooring, blending style and practicality.

Rear Garden

The rear garden offers a well-maintained outdoor space with a paved patio area ideal for hosting, alongside a raised decked section. The majority of the garden is laid to artificial lawn, fully enclosed by wooden fencing providing privacy and a secure environment.



Ground Floor



Floor 1



Hannath®

Approximate total area⁽¹⁾

861 ft²

80 m²

Reduced headroom

3 ft²

0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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