



13 Dicksons Wood, Moyravery, Craigavon, BT65 5FA

Offers Over £179,000

- Three Bedroom Semi-Detached Family Home
- Open Plan Kitchen/Dining with an Array of Sleek Fitted Units and Integrated Appliances
- Two Further Well Proportioned Bedrooms
- Suitable for Co-Ownership
- Downstairs WC
- Three Piece Family Bathroom Suite
- Lounge Featuring Wood Burning Stove
- Master Bedroom Featuring Private En-Suite
- Situated Near Craigavon Area Hospital, Rushmere Shopping Centre, Craigavon Omniplex, South Lake Leisure Centre, Portadown Town Centre, Schools, Restaurants, Nightlife and Other Local Amenities as well

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-81) B		
(69-69) C		
(55-55) D		
(39-54) E		
(21-28) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	83	83
EU Directive 2002/91/EC		

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Hannath Estate Agents is delighted to introduce this lovely three bedroom semi-detached family home. You're welcomed by a cosy lounge which features a wood burning stove. At the heart of the home lies a sleek, modern kitchen outfitted with premium integrated appliances and an extensive array of cabinetry and there is a downstairs WC for added convenience. Upstairs, there is a master bedroom with private en-suite, two further well proportioned double bedrooms & a three piece family bathroom suite.



Hallway

18'2" x 6'10"

The hallway welcomes you with a spacious and bright area featuring light tiled flooring and a staircase with dark wood accents. It provides access to the lounge, kitchen/dining area, and a convenient WC, setting a practical and inviting tone for the home.

Lounge

14'2" x 9'7"

The lounge is a comfortable space with light wood-effect flooring and a striking feature panel wall. A wood-burning stove set in a fireplace adds a cosy focal point, complemented by natural light from the window.

Kitchen/Dining

12'9" x 9'8" (dining), 7'10" x 7'2" (kitchen)

This open-plan kitchen and dining area offers a fresh and contemporary feel with light tiled flooring throughout. The kitchen is fitted with modern cabinetry & integrated appliances. Double doors in the dining space lead out to the decking, allowing natural light to fill the room and providing a seamless indoor-outdoor flow.

WC

6'4" x 3'2"

A compact yet practical WC located on the ground floor, featuring light tiled flooring and simple fittings including a wall-mounted basin and radiator.

Landing

12'1" x 8'0"

The landing on the first floor is bright and airy, carpeted for comfort, and provides access to all bedrooms, the main bathroom, and an en-suite shower room.

Master Bedroom

11'9" x 10'0"

The master bedroom is a spacious room with neutral decor and carpet underfoot. It benefits from an en-suite shower room for added privacy and convenience.

En-Suite

3'3" x 8'3"

The en-suite shower room is fitted with a walk-in shower, a pedestal basin and neutral tiling, offering a refreshing private bathroom for the master bedroom.

Bedroom Two

11'9" x 8'5"

This bedroom is a good-sized room with light wood-effect flooring and neutral walls, adaptable for use as a single or double bedroom.

Bedroom Three

7'10" x 8'1"

A smaller bedroom, carpeted and well-lit by natural light from the window. It offers a cosy space suitable as a child's room or study.

Bathroom

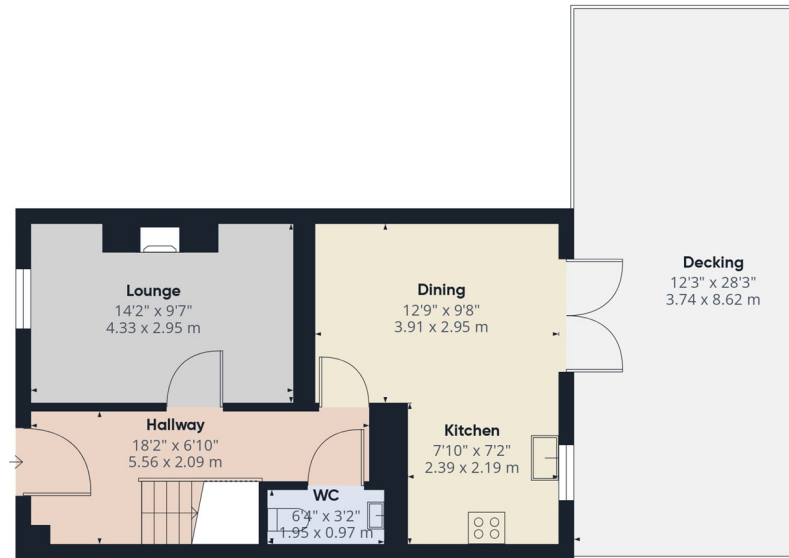
6'11" x 6'6"

The main bathroom is fitted with a contemporary white suite including a bath with shower over, WC, and basin. Neutral tiling creates a clean, fresh look while a window provides natural daylight.

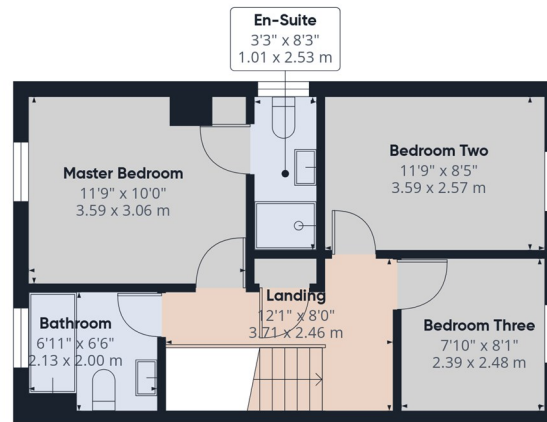
Rear Garden

12'3" x 28'3"

At the rear, the garden combines decking and a lawn area, enclosed by fencing for privacy.



Ground Floor



Floor 1



Approximate total area⁽¹⁾

863 ft²
80.3 m²

Balconies and terraces

346 ft²
32.1 m²

Reduced headroom

16 ft²
1.5 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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