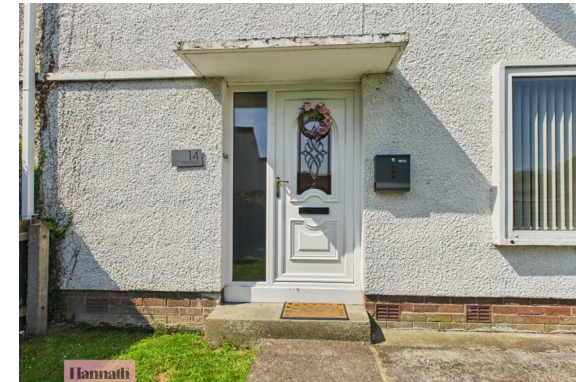




14 Dawson Green, Portadown, Craigavon, BT62 4AS

Asking Price £112,500

- Popular Residential Location
- Open Kitchen Diner with feature stove
- Enclosed Rear Yard with outhouse
- Close proximity to an array of amenities and transport links.
- 3 bedroom end terrace property
- Spacious living room
- Ideal for first time buyers or investors
- Spacious Property
- Three piece family bathroom
- Gas central heating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

14 Dawson Green, Craigavon BT62 4AS

Hannath are delighted to bring to the market this three bedroom end terrace property at 14 Dawson Green, Portadown. Well positioned in an established residential area, it is ideally placed for families and professionals with its close proximity to an array of amenities and transport links. It also benefits from a generous sized garden and enclosed rear yard. Early viewings come highly recommended.



Hallway

6'0" x 8'10"

The entrance hallway welcomes you with tiled flooring and wooden accents, leading to the staircase and access to the living room and kitchen. It is brightened by natural light coming through the front door's decorative glass panel.

Living Room

14'1" x 12'0"

This spacious living room is filled with natural light from a wide window overlooking the front garden. It features a warm wooden floor and a charming fireplace with a stove set within a tiled hearth, creating a comfortable atmosphere.

Kitchen

20'7" x 10'5"

The kitchen is a bright and practical space with a tiled floor and light cabinetry providing ample storage. There is a charming fireplace in the corner, adding character and warmth to the room, with a door leading directly into the garden.

Landing

12'6" x 6'3"

The landing connects all three bedrooms and the bathroom. It is carpeted with neutral tones and features a window to the side, which helps to naturally illuminate the area.

Master Bedroom

14'3" x 8'7"

Bedroom 1 is a generous double room with wooden flooring and a built-in wardrobe unit surrounding the bed space, offering excellent storage. A large window fills the room with daylight and provides views over the garden, enhancing the room's bright and airy feel.

Bedroom 2

9'8" x 10'5"

Bedroom 2 is a well-proportioned room with wooden flooring and a large window that lets in plenty of light. It is suitable for use as a double or a single bedroom, offering flexible accommodation for different needs.

Bedroom 3

10'9" x 7'8"

Bedroom 3 is a cosy room featuring wooden flooring and a window overlooking the front of the property. It could work well as a single bedroom or study space.

Bathroom

7'10" x 5'11"

The bathroom is a modern, tiled space with patterned flooring and light-coloured walls. It features a walk-in shower with a glass screen, a vanity unit with basin, and a toilet. A frosted window provides natural light while maintaining privacy.

Front Exterior

The front garden is laid mainly to lawn with a paved path leading to the front door. It is bordered by fencing and provides a pleasant green space to welcome guests and offer outdoor enjoyment.

Rear Garden

The rear garden is a low-maintenance paved area enclosed by wooden fencing. It includes a raised section that provides a perfect spot for outdoor dining or relaxing, surrounded by mature trees and shrubs for privacy and shade.

Hannath®

Approximate total area⁽¹⁾

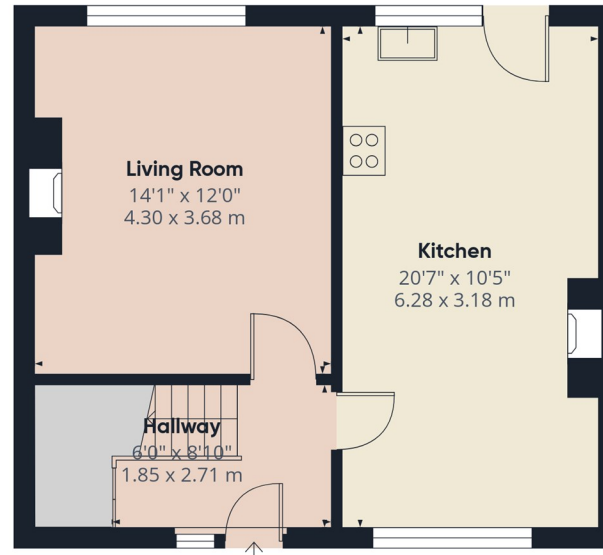
875 ft²

81.4 m²

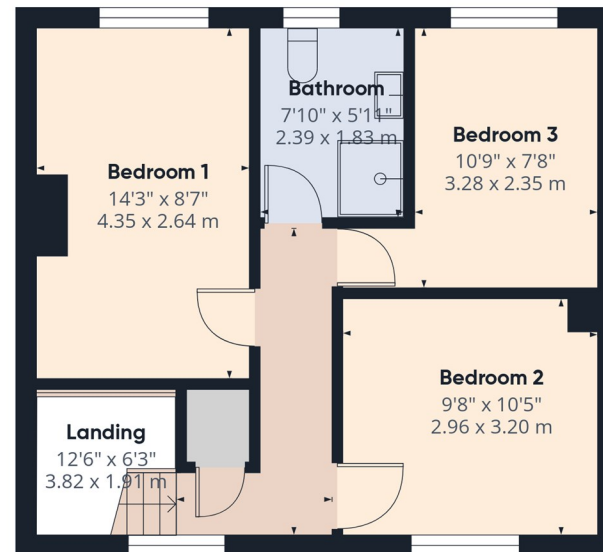
(1) Excluding balconies and terraces

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

GIRAFFE360



Ground Floor



Floor 1

