



## 1 Willowfield Heights, Tandragee, Craigavon, BT62 2JF

£159,950

- Three bedroom semi-detached bungalow
- Three well proportioned bedrooms
- Oil fired central heating
- Early viewings highly recommended
- Lounge with feature fireplace
- Four piece bathroom suite
- Fully enclosed rear yard
- Kitchen/Diner with a range of fitted units
- Single detached Garage
- Located close to local schools, shops and other amenities

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

# 1 Willowfield Heights, Craigavon BT62 2JF

Hannath are pleased to welcome to the market this well presented three bedroom semi-detached bungalow located in the popular development of willowfield Heights, Tandragee. Situated conveniently close to local schools, shops and other amenities this property benefits from lounge with feature fireplace, kitchen/diner with a range of fitted units, well proportioned bedrooms, four piece bathroom suite and a private and fully enclosed rear yard. The property also benefits from a single detached garage.

The ideal purchase for those wishing to downsize we're sure that 1 Willowfield Heights will be popular and early viewings are highly recommended.



### Entrance Hall

7'7" x 4'11"

This welcoming entrance hall features warm wooden doors and light flooring, creating a bright and inviting space as you step inside the home.

### Living Room

12'7" x 19'3"

The living room is a spacious area, carpeted with a charming fireplace as a focal point. Large windows allow natural light to fill the room, enhancing its welcoming atmosphere.

### Kitchen

17'7" x 9'11"

The kitchen is bright and contemporary, featuring cabinetry with wood-effect work surfaces and integrated appliances. The space is laid with wood-style flooring and includes a door providing access to the outside, making it practical and functional for daily living.

### Hallway

2'9" x 14'9"

The hallway is neatly carpeted and provides access to the bedrooms and bathroom, helping to efficiently connect the different rooms.

### Bedroom 1

9'9" x 13'0"

Bedroom 1 is a generous double room with neutral décor and a large window that fills the space with natural light. The carpeted floor adds comfort

### Bedroom 2

9'9" x 7'10"

Bedroom 2 is a smaller double room, carpeted and neutrally decorated with a window overlooking the garden, creating a cosy and bright atmosphere.

### Bedroom 3

9'8" x 8'1"

Bedroom 3 is a comfortable single room with neutral tones and carpeting, featuring a window that brings in natural light, making it a versatile space for work or rest.

### Bathroom

5'10" x 9'8"

The bathroom is fully tiled with vinyl flooring. It includes a shower, bathtub, pedestal sink, and toilet, with a window providing natural light and ventilation.

### Front Exterior

The exterior of the property showcases a well-maintained front with a driveway leading to a detached garage.

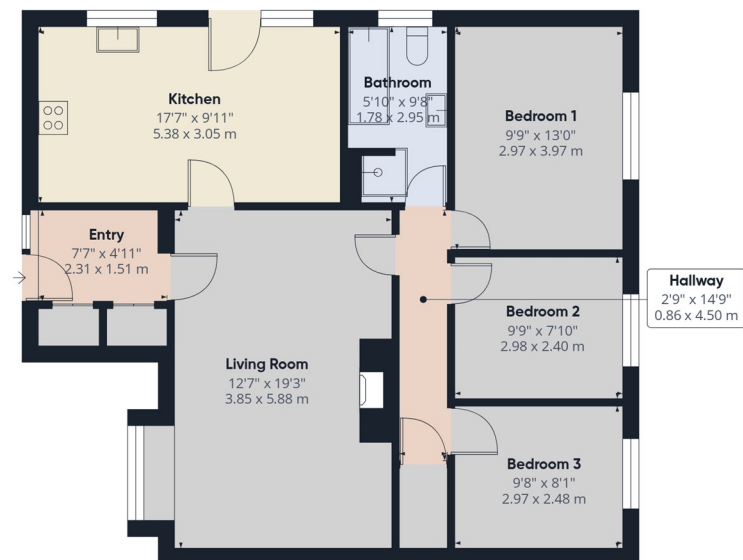
### Rear Garden

The rear garden is a private and manageable space with a paved patio and lawn area, enclosed by tall greenery that offers seclusion and a peaceful setting for outdoor enjoyment.

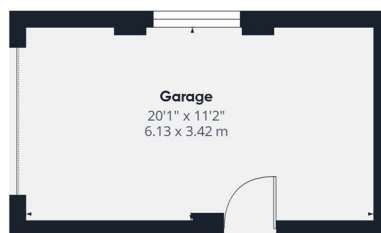
### Garage

20'1" x 11'2"

The detached garage provides generous space for parking or storage.



Ground Floor Building 1



Ground Floor Building 2

**Hannath®**

Approximate total area<sup>(1)</sup>

1096 ft<sup>2</sup>

101.7 m<sup>2</sup>

(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.

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