



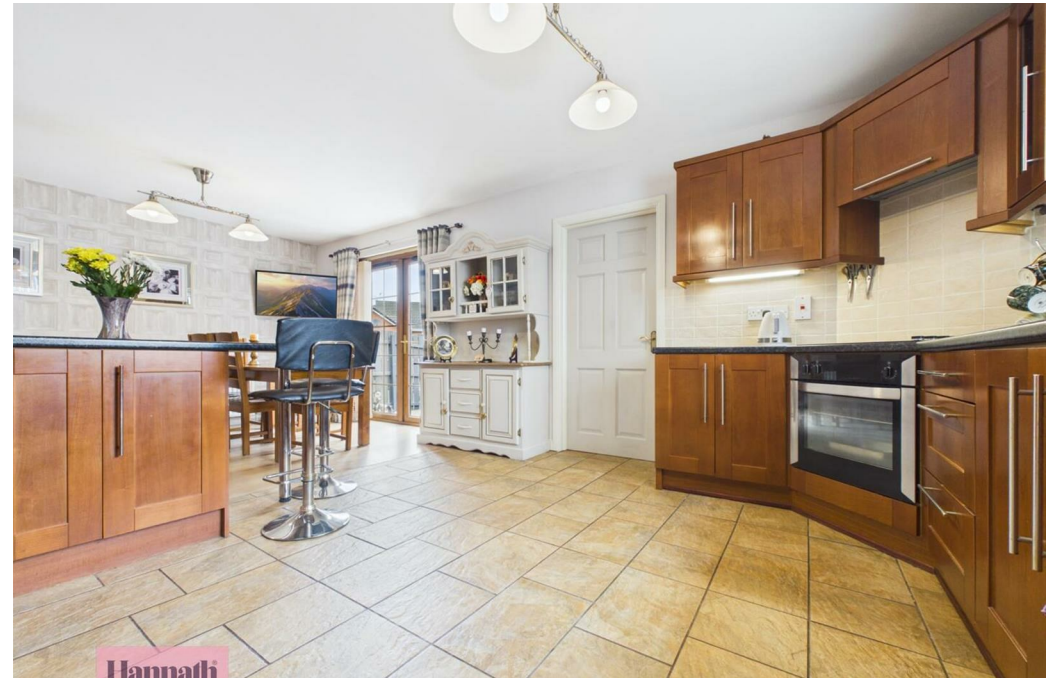
14 Timakeel Lodge, Portadown, £199,950

- Three Bedroom Detached Family Home
- Open Plan Kitchen/Dining with an Array of Sleek Fitted Units and Integrated Appliances
- Four Piece Family Bathroom Suite
- Viewing Strictly via Agent
- Suitable for Co-Ownership
- Utility
- Well Maintained & Beautiful Rear Garden Space
- Large Lounge with Feature Fireplace
- Three Well Proportioned Bedrooms
- Situated Near Richmount Primary School, Filling Station, Butchers & Convenient Access to the M1

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	54	60
(21-28) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

14 Timakeel Lodge, Portadown

Hannath Estate Agents is delighted to introduce this lovely three bedroom detached family home. You're welcomed by a cosy lounge which has a feature fireplace. At the heart of the home lies a sleek, open plan kitchen & dining area outfitted & there is a utility room for added convenience. Upstairs, there are three well proportioned bedrooms & a four piece family bathroom suite.



Hallway

14'11" x 7'5"

This inviting hallway features a wooden floor complemented by a long patterned runner. The space is brightened by natural light from a window, with a staircase leading to the upper floor.

Living Room

17'0" x 14'0"

The living room is a spacious and comfortable area with a light carpet and a large window allowing plenty of natural light. A feature fireplace with a mantelpiece provides a central focal point.

Kitchen/Dining

12'1" x 21'11"

This kitchen and dining area is bright and airy, featuring tiled flooring and warm wood cabinetry. The kitchen is well-equipped with built-in appliances and ample counter space. A dining table and chairs are positioned near French doors that open onto the garden, providing a lovely view and easy access to outdoor space.

Utility

7'2" x 7'10"

The utility room is practical and functional, with tiled flooring and fitted wooden cupboards providing storage beneath the work surface. A window allows natural light to brighten the space, making this a convenient area for household chores.

Landing

6'5" x 8'8"

The landing at the top of the stairs is carpeted and features a window allowing natural light to fill the area.

Master Bedroom

14'5" x 12'11"

The master bedroom is a generously sized room featuring a large bed with coordinated bedding against a striking green accent wall.

Two large windows fill the room with natural daylight. The neutral carpet and tasteful décor create a peaceful retreat.

Bedroom Two

12'8" x 13'0"

Bedroom Two offers a bright and comfortable space with light-coloured carpet and a large window.

Bedroom Three

10'11" x 8'9"

This bedroom is a smaller, cosy room with a single bed and neutral décor. It features a window allowing natural light.

Bathroom

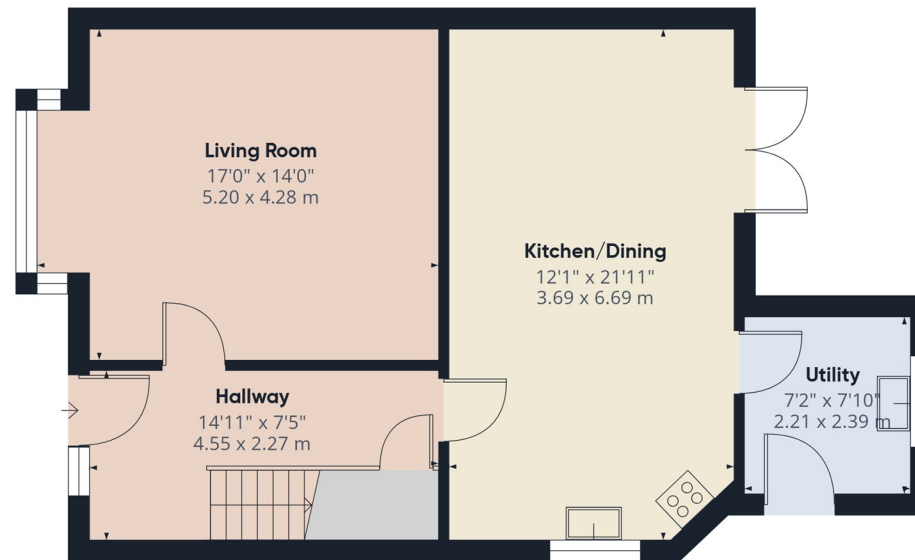
9'5" x 8'8"

The four piece bathroom is a light and airy room, tiled with neutral tones and featuring a large corner bath beneath a window. The space is bright and welcoming, with a radiator providing warmth and ample room for relaxing.

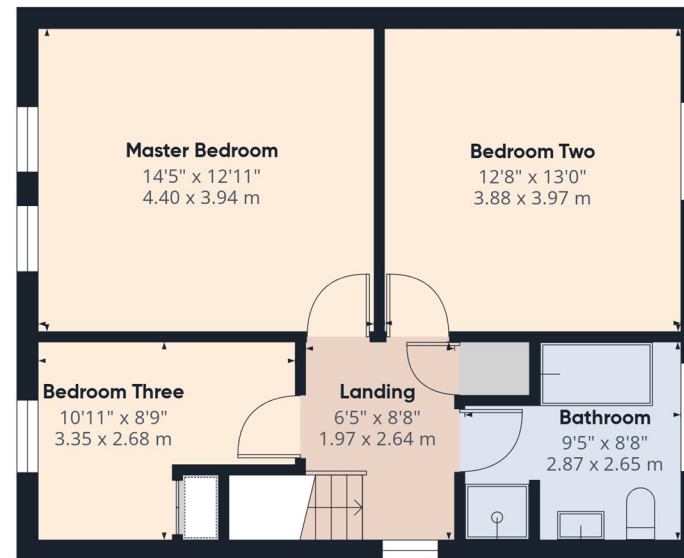
Rear Garden

The rear garden is a well-maintained outdoor space with a lawn bordered by mature plants and a paved patio area. The garden includes a shed and is enclosed for privacy, offering a pleasant area for outdoor relaxation and entertaining.

Hannath®



Ground Floor



Floor 1



Approximate total area⁽¹⁾
1224 ft²
113.7 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.

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