



176 Obins Street, Portadown, Craigavon, County Armagh, BT62 1BU

Asking Price £120,000

- Four Bedroom Townhouse
- Large Lounge Featuring an Open Fireplace
- Four Well Proportioned Bedrooms
- Three Piece Fully Tiled Family Bathroom 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
- Viewing Strictly via Agent
- Newly Fitted Kitchen with an Array of Sleek Fitted Units and Integrated Appliances & Separate Dining Space
- Private & Low Maintenance Yard

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	78	81
	EU Directive 2002/91/EC	

176 Obins Street, Craigavon BT62 1BU

Hannath Estate Agents is delighted to introduce this four bedroom townhouse. You're welcomed by a large lounge featuring an open fireplace. The kitchen is newly fitted offering sleek array of cabinetry & premium integrated appliances. There are four well proportioned bedrooms & a three piece fully tiled family bathroom suite.



Hallway

23'1" x 5'4"

A welcoming hallway stretches through the ground floor, featuring a traditional tiled floor and a staircase with a wooden banister leading up to the first floor.

Lounge

13'10" x 12'9"

The lounge is a spacious room with a distinctive bay window that floods the space with natural light. It features light wooden flooring and a traditional fireplace with decorative wood and marble surrounds, adding character and charm.

Dining

11'5" x 12'9"

The dining room is bright with a large window overlooking the outside. It has wooden flooring and plain walls, offering a simple yet pleasant space for dining. The room is conveniently located adjacent to the lounge and kitchen for ease of movement.

Kitchen

25'1" x 8'11"

This kitchen is a generous space, fitted with modern grey cabinets and ample work surfaces. The floor is patterned in a light herringbone design, complementing the neutral tones of the room. There is an integrated oven and hob with an extractor fan overhead. The kitchen has a rear access door leading outside, enhancing convenience.

Master Bedroom

13'9" x 11'7"

The master bedroom is a comfortable and spacious room with a bay window that lets in plenty of light.

Bedroom Two

11'4" x 12'9"

Bedroom two is a bright room with a wooden floor and neutral walls, providing a versatile space that can be easily adapted to suit individual needs. It benefits from a large window that fills the room with daylight.

Bedroom Three

11'4" x 8'6"

Bedroom three is a smaller room with a wooden floor and plain white walls. It has a window that allows light in and a simple layout.

Bedroom Four

7'9" x 6'7"

Bedroom four is a compact room with wooden flooring and white walls, featuring a tall window that lets in natural light.

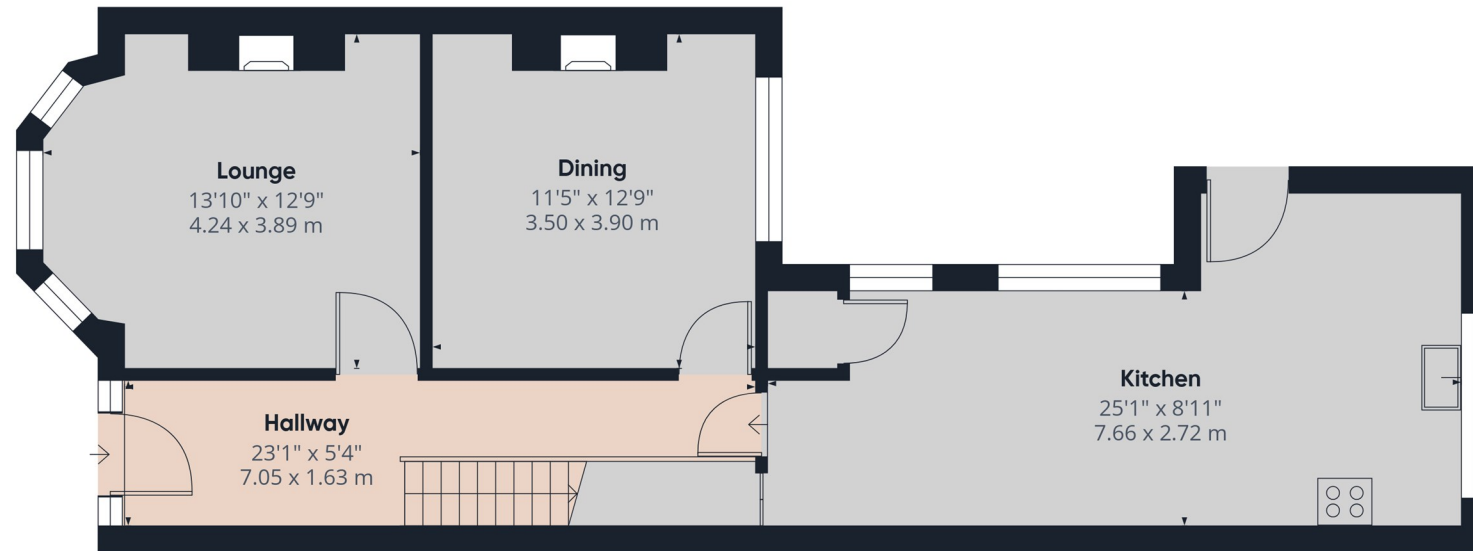
Bathroom

13'1" x 5'7"

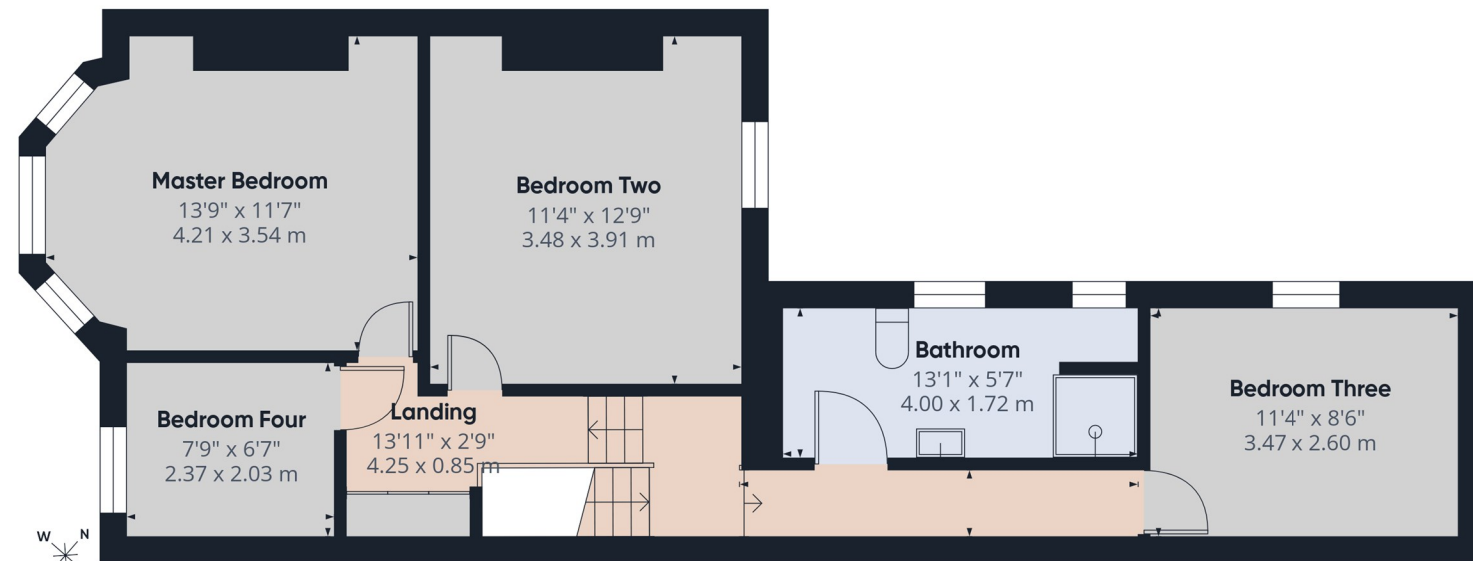
The bathroom is fully tiled with a light cream tile accented by a decorative border. It is fitted with a white suite comprising a toilet, washbasin with vanity unit and a shower cubicle. A frosted window provides natural light and privacy.

Courtyard

An enclosed courtyard garden paved with stone flags and bordered by white walls offers a private outdoor space.



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1296 ft²

120.3 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