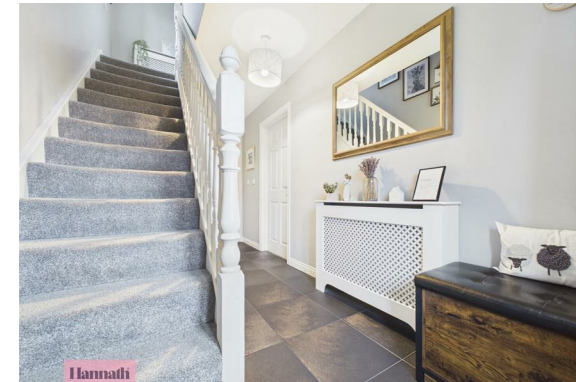




29 Selshion Hall, Portadown, BT62 4JR

Offers Over £239,950

- Spacious Four Bedroom Detached Family Home on an Excellent Corner Plot with a Detached Garage
- Sun Lounge
- Four Piece Fully Tiled Family Bathroom Suite
- Large Lounge Featuring a Wood Burning Stove
- Downstairs WC
- Detached Garage (16'6" x 11'7") & Utility Room
- Modern Open Plan Kitchen/Dining Area with an Array of Sleek Fitted Units & Integrated Appliances
- Four Well Proportioned Double Bedrooms
- 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	64	69
EU Directive 2002/91/EC		

29 Selshion Hall, Portadown BT62 4JR

Hannath Estate Agents is thrilled to present this spacious, four bedroom detached family home with a detached garage, ideally situated at the end of a quiet cul-de-sac. The inviting lounge is a true highlight, featuring a wood burning stove and bathed in an abundance of natural light. The open-plan kitchen and dining area showcases sleek fitted units and integrated appliances, seamlessly flowing into a generous sun lounge. Practicality is paramount with the inclusion of a convenient downstairs WC. The upper level comprises four well-proportioned double bedrooms, complemented by a four-piece fully tiled family bathroom suite.

Located off Moy Road, Portadown.



Hallway

14'9" x 6'9"

A welcoming hallway featuring dark tiled flooring and neutral walls, with a large mirror above a white radiator cover. The stairs are carpeted in a soft grey, leading to the first floor. A practical cloakroom with a wash basin and WC has pale blue walls and a frosted window for natural light.

Lounge

14'9" x 15'2"

This spacious lounge enjoys plenty of natural light from two large windows. It features warm wooden flooring and neutral walls, creating a calm and inviting atmosphere. A charming wood-burning stove sits within a tiled hearth with a wooden mantel, complemented by comfortable seating arranged around a central rug.

Kitchen/Dining

11'3" x 22'6"

An airy open-plan kitchen and dining area with sleek black floor tiles and white cabinetry, providing ample storage and workspace. Integrated appliances include an eye level double oven, extractor fan, induction hobs & a dishwasher. The dining space comfortably fits a sizeable wooden table and chairs. French doors open into the sun lounge, filling the space with natural light.

Sun Lounge

12'0" x 11'0"

The sun lounge is a bright and cosy space with large windows on three sides, offering tranquil views over the rear garden. The white interior and pale flooring create a fresh and relaxing atmosphere, perfect for unwinding or enjoying the garden year-round.

Bathroom

6'10" x 9'1"

A fully tiled modern bathroom with cream ceramic tiles on the floor and walls, featuring a separate shower cubicle, a bath, toilet, and wash basin. A frosted window provides privacy while allowing natural light to fill the room.

Master Bedroom

9'10" x 12'10"

A bright bedroom with wood-effect flooring and neutral tones, featuring a window with countryside views. This room includes fitted wardrobes providing good storage.

Bedroom Two

9'0" x 12'7"

A large bedroom with wood-effect flooring and neutral walls, benefiting from a large window. The room is bright and spacious, offering plenty of space for bedroom furniture.

Bedroom Three

9'0" x 9'5"

This bedroom is furnished with light flooring and bright walls, featuring a large window and mirrored sliding wardrobes that offer excellent storage solutions.

Bedroom Four

9'8" x 5'10"

A cosy bedroom with wood-effect flooring and neutral walls.

Utility Room

5'11" x 11'5"

This well-appointed utility room offers practical storage with wooden cupboards and work surfaces. There is a washing machine and ample space for additional essentials, with easy access to the rear garden through a door.

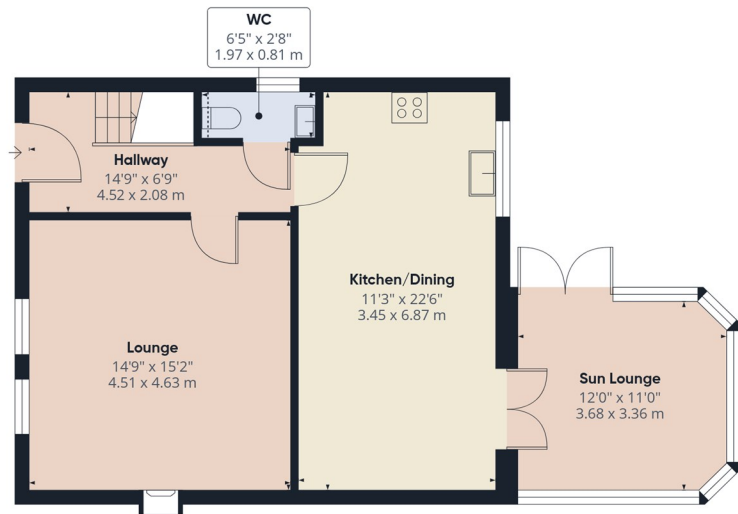
Detached Garage

16'6" x 11'7"

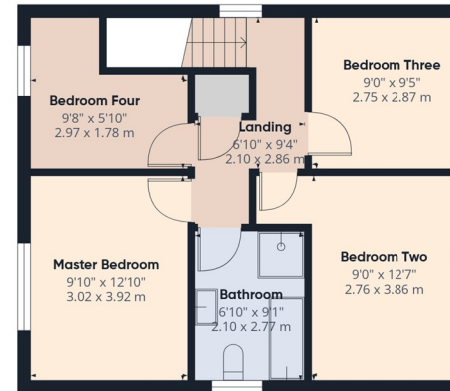
A detached garage with ample space for one vehicle and an attached utility room providing practical storage and utility facilities. The garage has a paved driveway leading to it.

Rear Garden

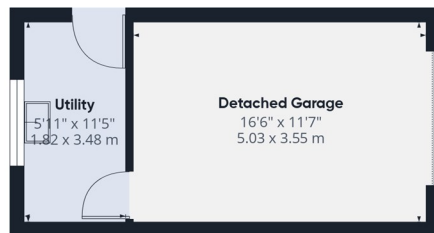
The rear garden is a generous, well-maintained green space enclosed by fencing and mature trees, with a paved patio area ideal for outdoor seating and dining. The garden offers a private and peaceful environment with a lawn that gently slopes away from the house.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Hannath®

Approximate total area⁽¹⁾

1520 ft²

141.2 m²

Reduced headroom

1 ft²

0.1 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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