



101 Thomas Street, Portadown, Craigavon, BT62 3AH

£135,000

- Three Bedroom Townhouse
- Kitchen with an Array of Sleek Fitted Units and Integrated Appliances
- Utility Room
- Large Lounge with Open Fireplace & Bay Window
- Three Well Proportioned Double Bedrooms Split Across the First & Second Floor
- 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
- Dining Room with Open Fireplace
- Four Piece Family Bathroom Suite
- Viewing Strictly via Agent

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		

101 Thomas Street, Craigavon BT62 3AH

Hannath Estate Agents is delighted to introduce this lovely three bedroom family home. You're welcomed by a cosy lounge which features an open fireplace & bay window. At the heart of the home lies a sleek, modern kitchen outfitted with premium integrated appliances and an extensive array of cabinetry and there is a separate dining room with an open fireplace. Upstairs, there are three well proportioned double bedrooms, a four piece family bathroom suite & a utility room.



Lounge

9'7" x 14'5"

This charming lounge offers a bright and inviting space, featuring a bay window that fills the room with natural light. A traditional fireplace serves as the focal point, complemented by warm wooden flooring.

Dining Room

12'1" x 11'9"

The dining room is a cosy area adjoining the lounge, characterised by a classic fireplace with a wooden mantel and light wooden flooring. Neutral walls and high ceilings add to the spacious and airy feel of the room.

Kitchen

7'9" x 18'7"

The kitchen is a long, well-lit space with large windows along one side and a door leading outside. It is fitted with a range of modern cupboards painted in a soft pastel colour, complemented by ample worktop space and tiled flooring.

Master Bedroom

17'3" x 11'10"

A light and airy bedroom featuring wooden flooring and large windows that fill the space with natural light. The room includes a decorative fireplace.

Bedroom Two

10'9" x 11'11"

A light and airy bedroom featuring carpeted flooring and a large window that fills the space with natural light. The room includes a decorative fireplace and soft, neutral wall tones, providing a calm and restful environment.

Bathroom

7'8" x 10'10"

This bathroom features a clean, neutral design with tiled floors and walls. It includes a walk-in shower, a toilet, bath and a washbasin under a frosted window, allowing for privacy and natural light.

Utility Room

4'7" x 7'3"

A practical utility room fitted with wall-mounted cupboards, sink and a black and white checkered floor that adds character. The room benefits from a window for daylight and offers useful space for washing and storage.

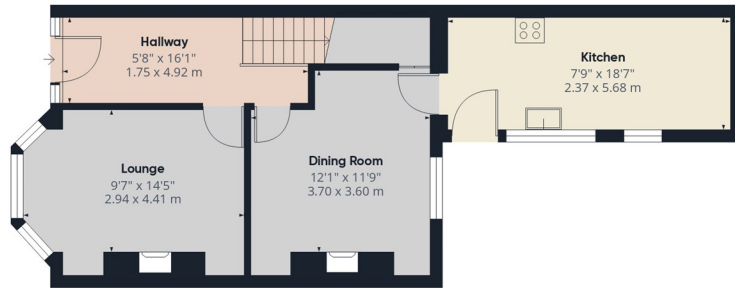
Bedroom Three

9'7" x 11'0"

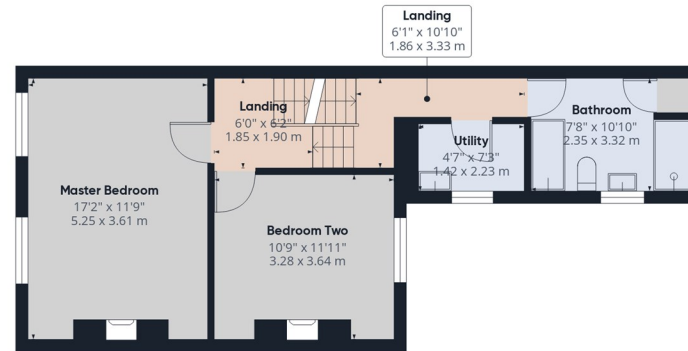
A bright and versatile attic bedroom featuring wooden flooring and multiple skylights that fill the space with natural light. The room includes a small door giving access to additional storage areas, making it a flexible living or sleeping space.

Courtyard

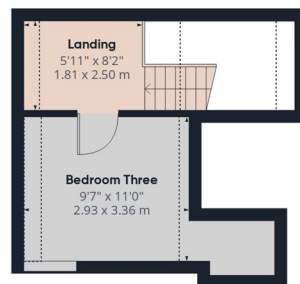
The courtyard area features a spacious, paved exterior with high white walls for privacy and a large wooden gate.



Ground Floor



Floor 1



Floor 2



Hannath®

Approximate total area⁽¹⁾

1244 ft²

115.7 m²

Reduced headroom

47 ft²

4.3 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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