



31 Old Mill Race, Tandragee, Craigavon, BT62 2FE

Asking Price £224,950

- Spacious Three Bedroom Semi-detached home
- Large Lounge Featuring a Wood Burning Stove
- Modern Kitchen/Dining Area with an Array of Fitted Units & Integrated Appliances
- Downstairs WC
- Master Bedroom & Three Further Bedrooms
- Four Piece Family Bathroom Suite
- Gas Fired Central Heating
- Fully enclosed rear garden
- Electric Car Charge Point & Solar Panels
- Popular residential location close to local amenities

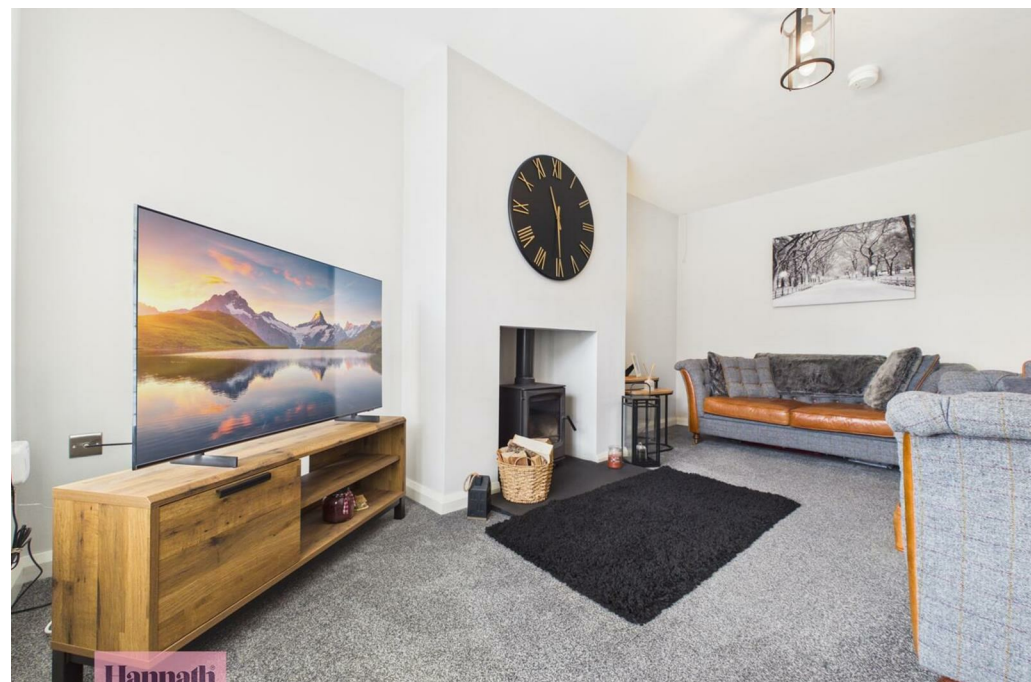
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		

31 Old Mill Race, Craigavon BT62 2FE

Hannath Estate Agents are delighted to present this beautifully presented three-bedroom semi-detached home at 31 Old Mill Race. Offering bright, spacious and well-maintained accommodation throughout, the property is ideal for a range of purchasers seeking a comfortable home in a popular residential setting.

Internally, the ground floor comprises a welcoming living room, a modern kitchen/dining area providing an excellent space for everyday living and entertaining, and a bright sunroom overlooking the rear. Upstairs, the property offers three well-proportioned bedrooms alongside a stylish family bathroom, with the home benefiting from two bathrooms in total.

Beautifully presented throughout and offering a practical, well-balanced layout, 31 Old Mill Race is a home that is ready to move into and enjoy.



Hallway

16'8" x 3'11"

The hallway welcomes you with a bright, airy space featuring light tile flooring and a carpeted staircase with white balustrades leading to the first floor. It provides access to the downstairs living areas and has a practical, fresh feel with neutral walls and ample natural light.

Living Room

15'6" x 10'9"

This inviting living room is a cosy retreat with soft grey carpeting and fresh white walls, creating a calm and comfortable atmosphere. A large window with white plantation shutters floods the room with natural light. A wood-burning stove set into a simple chimney breast adds warmth and charm.

Kitchen/Diner

11'5" x 18'1"

The kitchen/diner is a bright, spacious area with tiled floors and a modern design. Dark cabinetry contrasts smartly with light walls and work surfaces, while a window above the sink ensures a view and natural light. The space opens seamlessly into the sunroom, creating an ideal flow for dining and entertaining, with double doors leading out to the garden.

Sunroom

11'7" x 9'7"

The sunroom is a delightful addition, filled with natural light from windows on two sides and French doors opening directly onto the garden patio. The tiled floor and neutral walls make it a versatile space, perfect for a relaxed seating area or garden room, extending the living space into the outdoors.

WC

8'1" x 3'0"

This is neatly finished with light tiles and fresh white walls, featuring a modern hand basin with a circular illuminated mirror above and a WC. A small window with plantation shutters allows for privacy and ventilation, making this a practical yet stylish space.

Landing

10'3" x 3'4"

The landing area upstairs is bright and open, with white woodwork and carpeting that continues from the stairs. It provides access to three bedrooms and two bathrooms, featuring neutral decor and a calm atmosphere that connects the sleeping quarters.

Master Bedroom

11'6" x 11'2"

The master bedroom is a well-proportioned room with soft grey carpeting and light walls. A large window with plantation shutters brings in plenty of light, and mirrored sliding wardrobes offer generous storage while enhancing the sense of space.

Bedroom Two

12'4" x 9'5"

Bedroom Two is a comfortable double room with carpeting and neutral décor. A large window with plantation shutters ensures ample daylight, while the room offers plenty of space for furniture and storage.

Bedroom Three

9'9" x 8'6"

Bedroom Three is a bright single bedroom with soft carpeting and neutral walls. A window with plantation shutters looks out to the side, providing natural light, and the room is well suited to a child's room, study, or guest room.

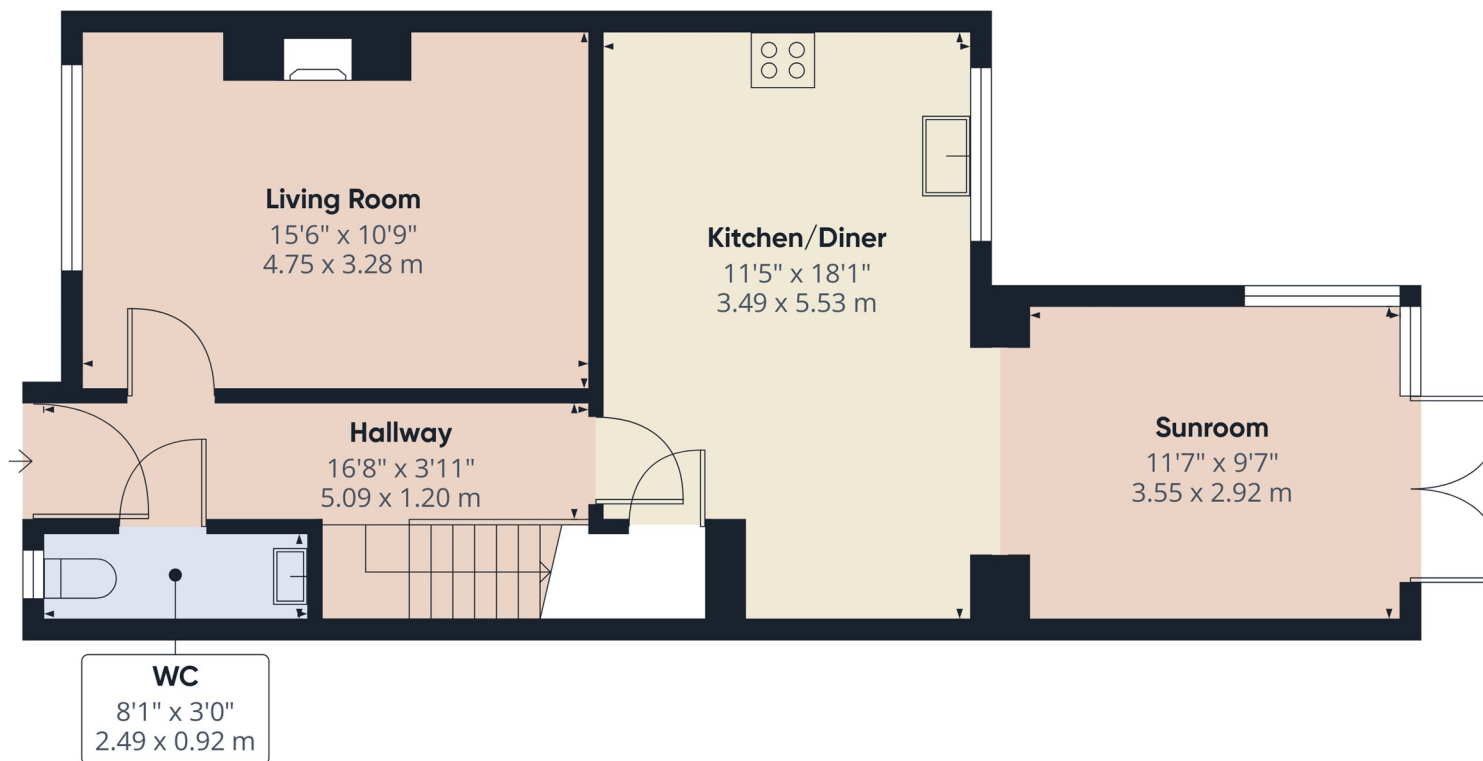
Bathroom

7'10" x 6'8"

This bathroom features patterned tiled flooring and neutral tiling around the bath and shower areas. It includes a bath, close-coupled WC, and a vanity unit with a basin, all set under a window with plantation shutters, which provides natural light and privacy.

Rear Garden

The rear garden is beautifully landscaped with a large paved patio area and well-maintained lawn. It features a neat stepping stone path, a wooden summerhouse, and a garden shed. A raised decking area provides a charming spot for outdoor seating, and the garden is enclosed by a mix of fencing and brick walls, offering both privacy and a pleasant outdoor space for relaxing or entertaining.



Approximate total area⁽¹⁾

601 ft²
55.9 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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