



22 Mullantine Road, Portadown, Craigavon, County Armagh, BT62

Asking Price £375,000

- Substantial Six Bedroom Detached Bungalow Set on a Generous Mature Site
- Large Separate Utility Room
- Extensive Detached Garage / Workshop Providing Excellent Storage and Parking Potential
- Two Spacious Reception Rooms
- Six Well Proportioned Bedrooms Offering Flexible Family Accommodation
- Mature Gardens Surrounding the Property with Lawned Areas, Established Trees and Shrubbery
- Well Appointed Kitchen with an Array of High & Low Level Fitted Units and Space for Dining
- Family Bathroom and Separate WC
- Beautiful Open Countryside Views and an Attractive Rural Setting

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		

22 Mullantine Road, Craigavon BT62 4EH

Glass Estate Agents are delighted to welcome to the market this substantial six-bedroom detached bungalow, situated on a generous mature site at 22 Mullantine Road, Portadown. Offering an impressive amount of adaptable accommodation, extensive garaging and beautiful countryside surroundings, this property presents an excellent opportunity for families seeking spacious rural living.

Internally, the property offers a spacious and versatile layout comprising six well-proportioned bedrooms alongside two reception spaces, including two generous living rooms. The kitchen provides an array of fitted high and low level units with space for dining, while a substantial separate utility room offers additional practicality. A family bathroom and separate WC complete the accommodation.

The flexible single-level layout lends itself particularly well to family living, with the additional reception rooms providing scope for formal entertaining, a home office, playroom or snug depending on the purchaser's requirements.

Externally, the property occupies a sizeable mature site with established gardens, generous lawned areas and an extensive private driveway providing ample off-street parking. A particularly noteworthy feature is the large detached garage/workshop, offering superb additional storage, vehicle accommodation or potential workspace. The surrounding countryside provides an attractive open outlook and a peaceful rural setting, while remaining within convenient driving distance of Portadown, Craigavon and a wide range of local amenities.



Hallway

39'2" x 2'11"

This charming hallway is welcoming and bright, featuring warm wooden doors and light wood-effect flooring that leads effortlessly between rooms. The space benefits from natural light filtering in, with elegant wall sconces adding a subtle glow and giving the hallway a cosy and inviting feel.

Front Porch

3'1" x 13'9"

The porch provides a bright and pleasant entrance area with windows running along one side, allowing natural light to flood in. The tiled floor adds a practical touch, and the space serves as a welcoming transition from outside to inside.

Living Room

12'0" x 26'9"

The living room is spacious and filled with natural light thanks to large windows, offering a pleasant view outside. The room is carpeted in a deep blue, complementing the neutral walls and featuring a fireplace with a decorative mantelpiece as a charming focal point. The space comfortably accommodates multiple seating areas, perfect for relaxing or entertaining.

Living Room two

11'10" x 12'9"

This secondary living room offers a versatile space for informal gatherings or quiet relaxation. It features laminate wood-effect flooring and neutral walls, creating a fresh and airy setting. The room benefits from ample natural light entering through its windows, enhancing the welcoming atmosphere.

Kitchen

16'10" x 10'3"

A well-appointed kitchen with a generous layout, designed with practicality in mind. It features a range of wooden base and wall units providing ample storage, set against a backdrop of white tiled flooring that keeps the room feeling clean and spacious. The kitchen includes modern appliances neatly integrated into the cabinetry and ample space for a dining area.

Utility Room

11'10" x 8'10"

This practical utility room offers a useful space for laundry and additional storage. It benefits from a window that provides natural light, and access to the outside, making it an ideal spot for everyday household tasks.

Bathroom

12'9" x 8'1"

The main bathroom is a well-proportioned space fitted with a bath, wash basin set into storage cabinetry, and a toilet. Tiled walls contribute to a clean and bright environment, while a window allows in daylight to create a fresh atmosphere.

WC

5'1" x 2'10"

A convenient WC comprising a toilet and wash basin, finished in light tiles and benefiting from a small window.

Master Bedroom

11'3" x 14'4"

This master bedroom is a comfortable and spacious sanctuary, offering a bright and airy feel with a large window overlooking the garden. It features laminate wood-effect flooring and neutral walls, providing a calm and restful ambience.

Bedroom Two

12'6" x 11'0"

A bright bedroom with laminate flooring and neutral walls, featuring a window that lets in plenty of natural light. The room offers ample space for furniture and is ideal as a guest or child's bedroom.

Bedroom Three

11'5" x 8'10"

This bedroom is well-sized with laminate flooring and a window overlooking the garden, creating a pleasant and restful environment.

Bedroom Four

9'5" x 8'10"

A smaller bedroom with laminate flooring and a window, offering ample natural light and a cosy atmosphere suitable for a child or as a study.

Bedroom Five

9'3" x 8'9"

This bedroom features laminate flooring, a window, and neutral tones, offering a comfortable space that could suit a variety of needs.

Bedroom Six

8'9" x 8'5"

A compact bedroom with laminate flooring and a window, perfect for a single bed or as a study space.

Garage 1

30'0" x 10'0"

Two spacious garages provide ample secure parking and storage. Both are long and well-lit with windows, offering practical and versatile spaces for vehicles, workshop, or storage needs.

Garage 2

25'3" x 10'4"

Second garage with a separate entrance, providing additional parking or useful storage space.

Garden

The property is set within extensive and mature gardens, featuring a wide lawn bordered by established shrubs, trees, and hedging that offer privacy and a sense of peace. A tree-lined driveway leads to the house and garages, with well-maintained flowerbeds adding seasonal colour. The rear garden is a generous, enclosed space with well-kept lawn and mature hedges providing a tranquil outdoor retreat with lovely rural views.



Ground Floor Building 1

Approximate total area⁽¹⁾
1788 ft²
166.2 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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