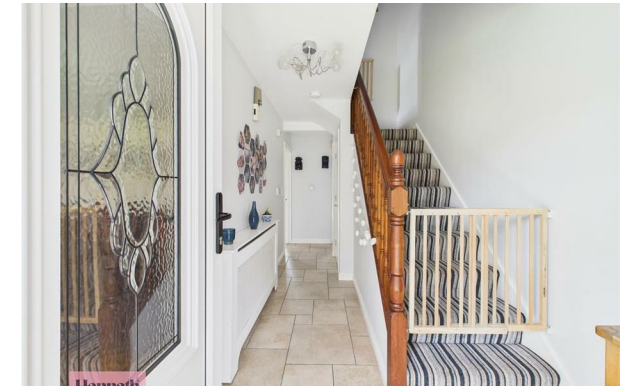




359 Kernan Hill Manor, Portadown, Craigavon, County Armagh, Offers Over £170,000

- Spacious Three Bedroom Semi Detached Family Home with a Detached Garage
- Large Lounge Featuring an Open Fireplace & Bay Window
- Master Bedroom with an Ensuite
- Detached Garage (18'11" x 9'9")
- Suitable for Co-ownership
- Kitchen/Dining Area with an Array of Fitted Units & Integrated Appliances
- Two Further Well Proportioned Bedrooms
- Fully Enclosed Rear Garden with a Raised Decking Area
- Approximately 1,045 sq.ft.
- Downstairs WC
- Three Piece Family Bathroom Suite
- Oil Fired Central Heating

Hannath

Approximate total area⁽¹⁾

510.11 ft²
47.39 m²

Balconies and terraces

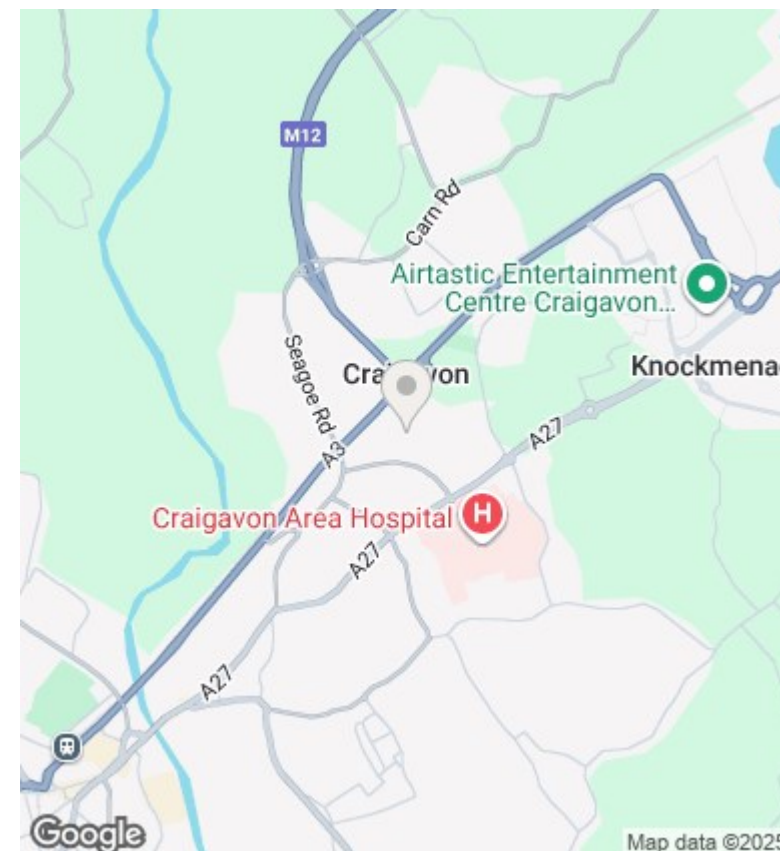
229.16 ft²
21.29 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Ground Floor Building 1



Directions

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 as M1 Interchange.

Viewings

Viewings by arrangement only. Call 02838 399911 to make an appointment.

Council Tax Band

Northern Ireland

EPC Rating:

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	