



## 1 Church Meadow, Portadown, Craigavon, County Armagh, BT62

Offers Over £185,000

- Modern Three Bedroom Semi-Detached Property
- Master bedroom with en-suite
- Utility room
- Off street parking
- Beautifully decorated throughout
- Three well proportioned bedrooms on the first floor
- Kitchen/Diner with range of integrated appliances
- Early viewings recommended
- Three piece bathroom suite
- Downstairs WC
- Spacious lounge with multi-fuel stove
- Oil Fired Central Heating

**Hannath**

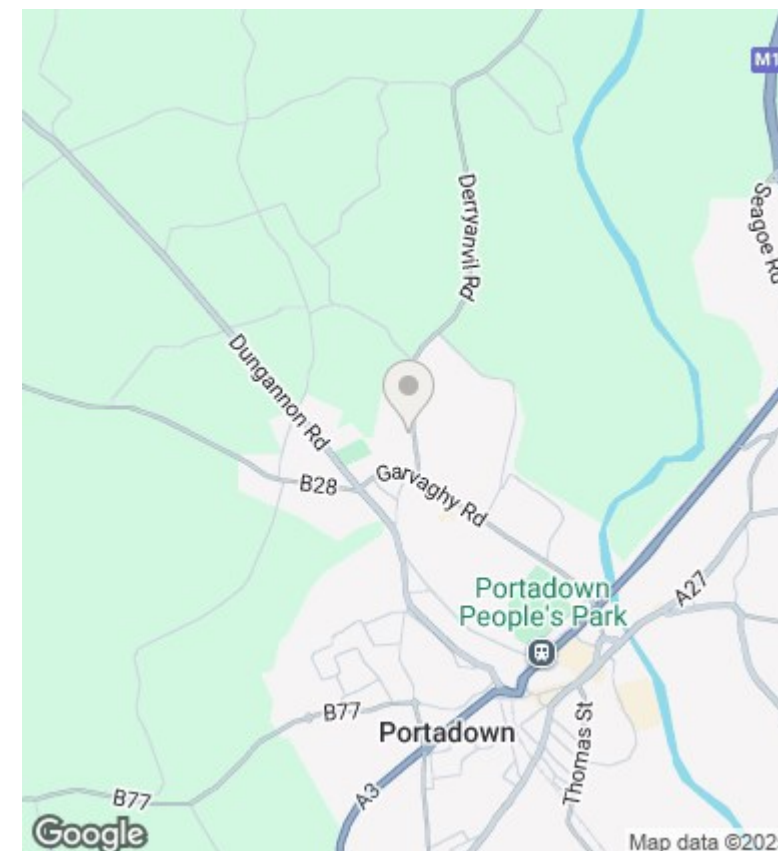
Approximate total area<sup>(1)</sup>  
436 ft<sup>2</sup>  
40.5 m<sup>2</sup>

(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

Floor 1



## Directions

Located off Drumcree Road, Portadown

## 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) <b>A</b>                          |         |                                                                                                               |
| (81-91) <b>B</b>                            |         |                                                                                                               |
| (69-80) <b>C</b>                            |         |                                                                                                               |
| (55-68) <b>D</b>                            |         |                                                                                                               |
| (39-54) <b>E</b>                            |         |                                                                                                               |
| (21-38) <b>F</b>                            |         |                                                                                                               |
| (1-20) <b>G</b>                             |         |                                                                                                               |
| Not energy efficient - higher running costs |         |                                                                                                               |
| Northern Ireland                            |         | EU Directive 2002/91/EC  |