



26 Derrycarib Road, Portadown, Craigavon, County Armagh, Asking Price £399,950

- Four bedroom detached family home of approx 2400 sq ft.
- Living room with feature stove
- Master bedroom with ensuite & hidden walk in wardrobe
- Three piece family bathroom
- Underfloor heating on ground floor
- Located on approx 0.5 acre site
- Sun room with feature stove and patio doors to decked area
- Second bedroom with 3 piece en-suite
- Oil fired central heating
- Detached single garage with first floor
- Open plan kitchen/dining area with an array of fitted units
- Utility Room
- downstairs w.c.
- PVC triple glazed windows & doors
- Electric charging point

Hannath



Ground Floor Building 1

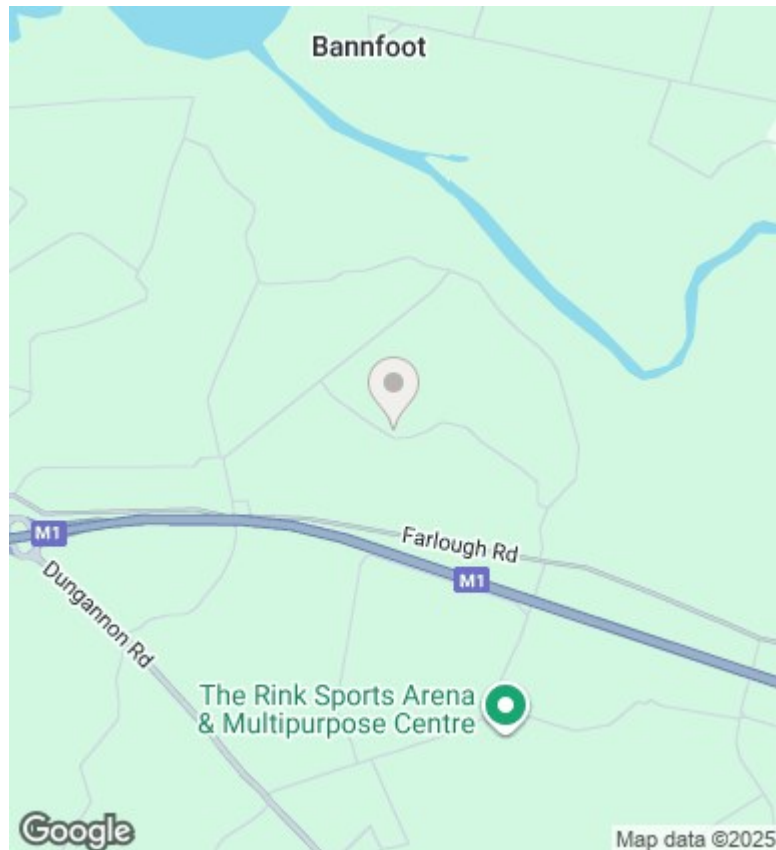
Approximate total area⁽¹⁾
1568 ft²
145.6 m²
Reduced headroom
15 ft²
1.4 m²

(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.

GIRAFFE360



Directions

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