



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

Asking Price £199,950

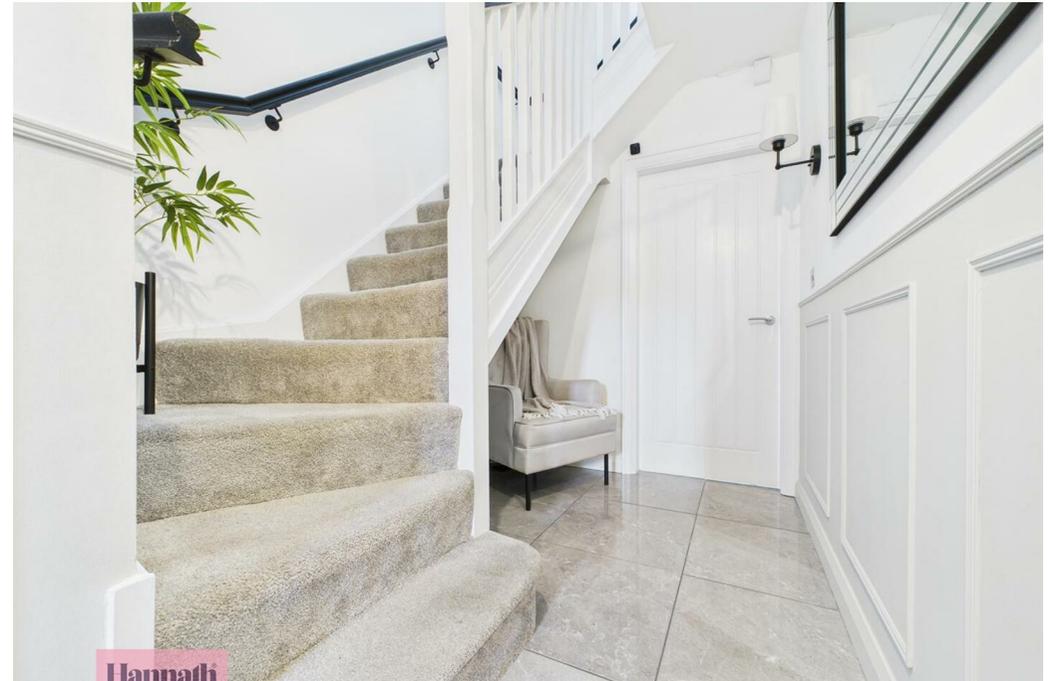
- Spacious Four Bedroom Semi-Detached Property
- Bright Lounge Featuring Multi Fuel Stove
- Master Bedroom with an En-suite, With Three Further Double Bedrooms
- Early viewings highly recommended
- Approximately 1,227 sq.ft.
- Generous Kitchen with Luxury Kitchen Units & Integrated Appliances
- Three Piece Family Bathroom Suite
- Built approximately 2019
- Utility Room & Downstairs WC
- Double Parking to Front & Fully Enclosed Rear Garden

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		83	83
(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	

15 Old Mill Race, Craigavon BT62 2FE

Hannath are delighted to welcome to the market this spacious four-bedroom semi-detached home, offering modern family living in a convenient location. Home buyers can avail of four double bedrooms (master with ensuite), a bright lounge with multi-fuel stove, a generous kitchen-diner with integrated appliances, utility room, downstairs WC, and ample storage. Outside features double parking to the front and a fully enclosed rear garden. Located conveniently withing walking distance to local shops, schools and amenities, and is just a short drive to neighbouring towns such as Markethill, Portadown and Banbridge. 15 Old Mill Race is sure to be popular with a range of purchasers and early viewings are highly recommended.

Located off Glebe Hill Road, Tandragee.



Hallway

16'10 x 3'4

Tiled flooring. Security system.

Lounge

16'9 x 12'5

Wood effect laminate flooring. Double panel radiator. Multi fuel stove with slate hearth.

Kitchen/Diner

13'7 x 13'6

Range of high and low level fitted units with hard wearing worktop and upstand, stainless steel 1.5 sink with mixer tap. Integrated gas hob, oven, extractor fan, dishwasher and fridge/freezer. Access to under stairs storage. Double panel radiator. Tiled flooring. Access to rear garden via; PVC double doors.

Utility Room

9'7 x 5'5

Plumbed for washing machine and space for tumble dryer. Fitted unit with hard wearing worktop and upstand. Single panel radiator. Tiled flooring. Access to rear garden via; PVC door.

WC

8'4 x 2'10

Comprising of; low flush WC with was hand basin. Tiled flooring and tiled splash back. Single panel radiator.

Landing

3'4 x 7'8

Carpet flooring. Access to hotpress and roof space. Single panel radiator.

Master Bedroom

11'7 x 11'2

Front aspect room. Carpet flooring. Double panel radiator. Access to;

En-suite

2'11 x 8'11

Three piece suite comprising of; low flush WC, wash hand basin and mains shower with dual drencher shower head. Tiled flooring, splash back and shower enclosure. Single panel radiator.

Bedroom 2

11'10 x 8'9

Rear aspect room. Carpet flooring. Single panel radiator.

Bedroom 3

9'1 x 10'3

Rear aspect room. Carpet flooring. Single panel radiator.

Bedroom 4

8'5 x 6'0

Front aspect room. Wood effect laminate flooring. Single panel radiator. Access to shelving in built in storage and if removed becomes a double bedroom.

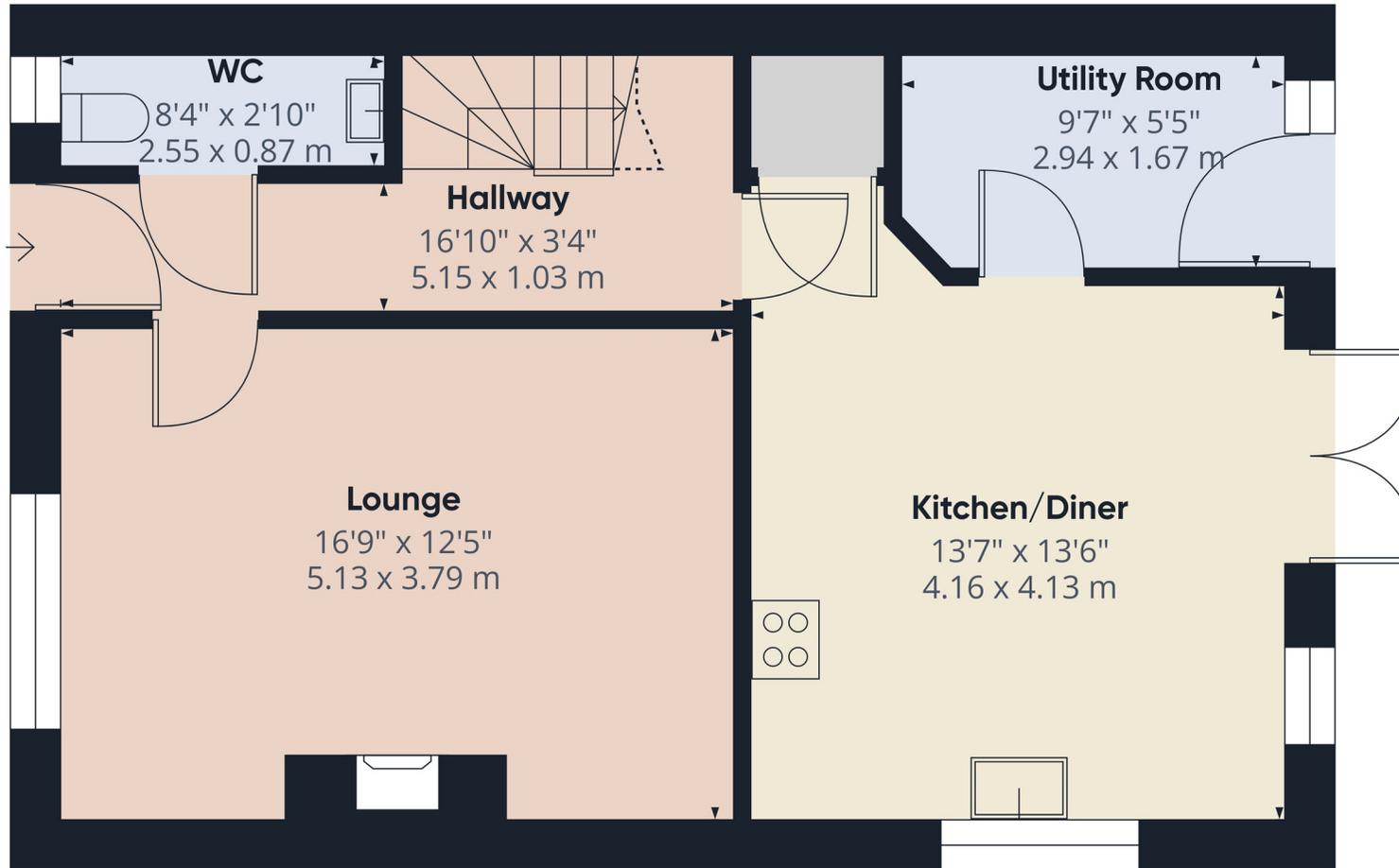
Bathroom

6'1 x 6'9

Three piece suite comprising of; low flush WC, wash hand basin with vanity unit and fitted bath with mains shower. Heated towel rail. Fully tiled walls and tiled flooring.

Exterior

The front of the property offers off street parking for multiple vehicles with tarmac driveway. There is a lawn area with pathway leading to front door. The rear garden is fully enclosed with fence surround, offering a lawn, patio and decking area.



Ground Floor

Approximate total area⁽¹⁾
 576 ft²
 53.5 m²

Reduced headroom
 6 ft²
 0.6 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