



## 15 Ballyhannon Mews, Portadown, Craigavon, County Armagh, Asking Price £214,950

- Spacious Three Bedroom Semi-Detached Family Home
- Utility and downstairs W.C.
- Four Piece Family Bathroom Suite
- PVC Double Glazed Windows & Doors
- Spacious Lounge that is Flooded with Natural Light
- Master Bedroom with an Ensuite
- Fully Enclosed Rear Garden
- Kitchen/Dining Area with an Array of Sleek Fitted Units and Integrated Appliances
- Two Further Well Proportioned Bedrooms
- 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.

**Hannath**

**Living Room**  
16'6" x 12'4"  
5.05 x 3.76 m

**Kitchen**  
14'8" x 12'4"  
4.49 x 3.77 m

**Hallway**  
20'10" x 5'10"  
6.36 x 1.79 m

**WC**  
6'3" x 3'0"  
1.92 x 0.92 m

**Utility Room**  
8'4" x 6'4"  
2.55 x 1.94 m

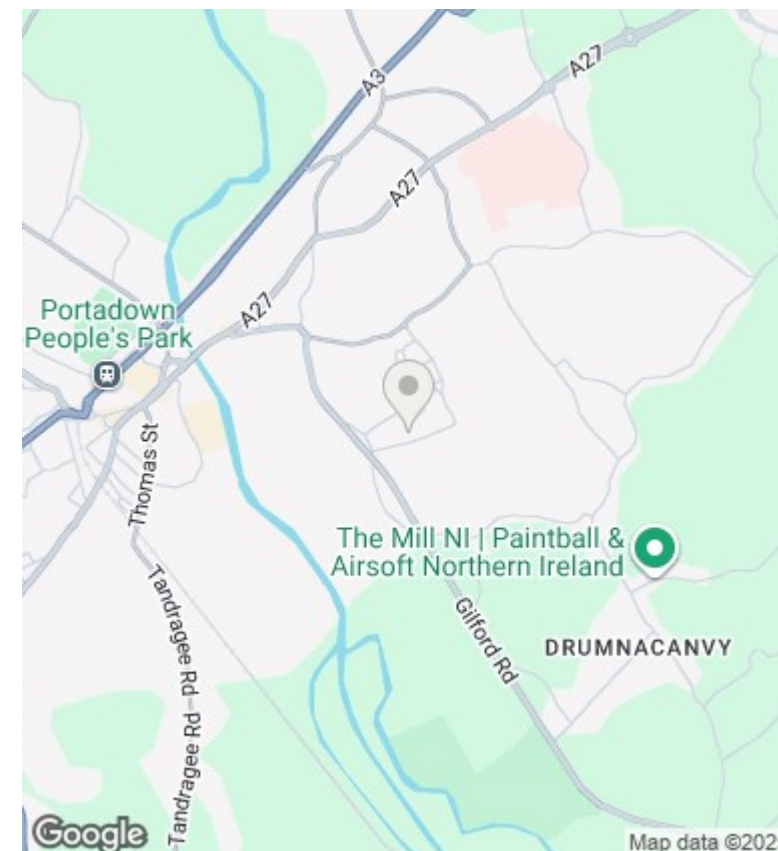
Approximate total area<sup>(1)</sup>  
587 ft<sup>2</sup>  
54.6 m<sup>2</sup>

(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.

GIRAFFE360

Ground Floor



## Directions

## Viewings

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

## Council Tax Band

Northern Ireland

## EPC Rating:

C

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>	75	80
(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		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	