



## 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.

# 15 Ballyhannon Mews, Craigavon BT63 5ZY

Hannath are thrilled to introduce to the market this exquisite three-bedroom semi-detached home, nestled in the highly coveted Ballyhannon Mews, Portadown. Boasting modern finishes throughout, this property offers an enticing blend of style and functionality. The ground floor welcomes you with a spacious lounge featuring a charming feature fireplace, creating a warm and inviting atmosphere. The heart of the home lies in the kitchen/diner, equipped with a comprehensive array of integrated appliances, making culinary adventures a breeze. A practical utility room and downstairs WC add to the convenience of this exceptional property. Ascending to the first floor, you'll discover three generously proportioned bedrooms, including a master suite boasting an en-suite bathroom. A luxurious four-piece bathroom suite completes the first floor, ensuring comfort and style for all.



Council Tax Band: Northern Ireland



### Entrance Hall

20'10' x 5'10'

Tiled flooring, radiator

### Living Room

16' 6" x 12' 4"

Feature fireplace, in carpet, bay window

### W.C.

6' 3" x 3' 0"

Wash hand basin, w.c., tiled flooring

### Kitchen/Diner

14' 8" x 12' 4"

Range of high and low level units, integrated appliances, tiled flooring, radiator

### Utility room

8' 4" x 6' 4"

Range of units, space for washing machine and tumble dryer, pvc back door to rear, tiled flooring

### First Floor Landing

12' 2" x 4' 5"

In carpet

### Bedroom 1

12' 9" x 10' 9"

In carpet, wood panelling, radiator, built in wardrobe

### En-suite

6' 5" x 5' 9"

Three piece suite, shower cubicle, wash hand basin, w.c., tiled flooring, heated towel rail

### Bedroom 2

10' 9" x 10' 9"

In carpet, radiator

### Bedroom 3

10' 8" x 8' 4"

In carpet, radiator

### Family Bathroom

7' 5" x 6' 10"

Four piece suite, shower cubicle, stand alone bath, wash hand basin, w.c., tiled flooring, radiator





**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

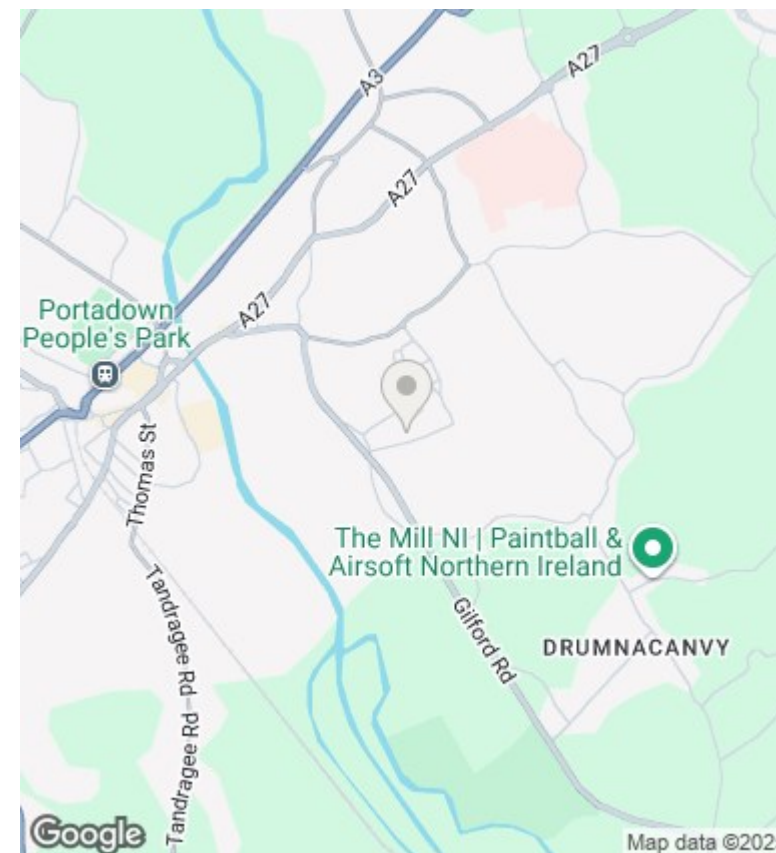
Approximate total area<sup>(1)</sup>  
587 ft<sup>2</sup>  
54.6 m<sup>2</sup>

(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

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 |         |           |
| Northern Ireland                            |         |           |
| EU Directive 2002/91/EC                     |         |           |