



15 Ballyhannon Mews, Portadown, Craigavon, County Armagh, BT63

57V
Asking Price £224,950

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

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	75	80
EU Directive 2002/91/EC		

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.



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

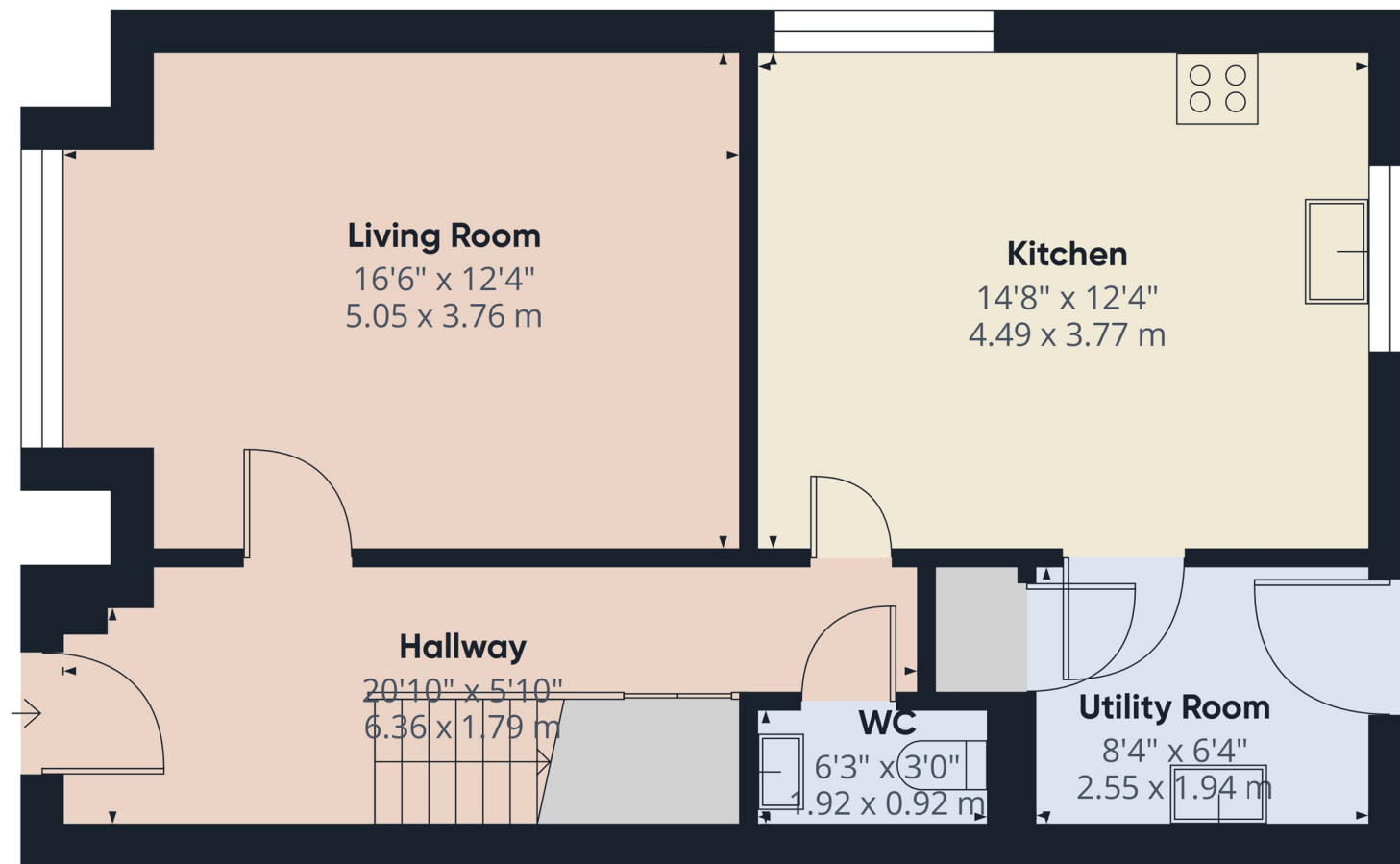
Family Bathroom

7' 5" x 6' 10"

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







Approximate total area⁽¹⁾

587 ft²

54.6 m²

(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.

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Ground Floor