



## 12 Old Mill Race, Tandragee, Craigavon, BT62 2FE Offers Over £215,000

- Spacious Four Bedroom Linked- Detached Family Home with an Integral Garage
- Utility & Downstairs WC
- Integral Garage (10'6" x 17'8")
- Management Fee Approximately £125 Per Annum
- Large Lounge Featuring a Wood Burning Stove
- Master Bedroom with an En-suite & Three Further Bedrooms
- Gas Fired Central Heating
- Modern Kitchen/Dining Area with an Array of Fitted Units & Integrated Appliances
- Four Piece Family Bathroom Suite
- Freehold

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>			
(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	

# 12 Old Mill Race, Craigavon BT62 2FE

Hannath Estate Agents are delighted to present a magnificent four-bedroom linked-detached home located off Markethill Road in the desirable Tandragee area. Constructed in 2020, this exceptionally new property spans a substantial 1,250 sq.ft. and includes the valuable convenience of an integral garage. Upon entering, you are greeted by a spacious and inviting lounge, instantly made welcoming by the presence of a feature wood burning stove—the perfect centrepiece for hosting gatherings or enjoying quiet family evenings. The ground floor flows seamlessly into a modern, high-specification kitchen and dining area, fitted throughout with premium units and integrated appliances. Practicality is further enhanced by a conveniently located downstairs WC and a dedicated utility room. Venturing upstairs, the thoughtful layout includes a luxurious master bedroom complete with a private ensuite, three additional well-proportioned bedrooms ideal for a growing family, and a well-appointed four-piece, partially tiled family bathroom suite.



**Hallway**

3'9" x 17'9"

**Living Room**

13'1" x 14'5"

**Kitchen/Dining**

11' x 14'7"

**Utility**

6' x 8'9"

**WC**

6' X 4'

**Garage**

10'6" x 17'9"

**Landing**

11'4" x 6'6"

**Master Bedroom**

11'5" x 9'11"

**En-Suite**

5'7" x 7'

**Bedroom Two**

10'6" x 11'11"

**Bedroom Three**

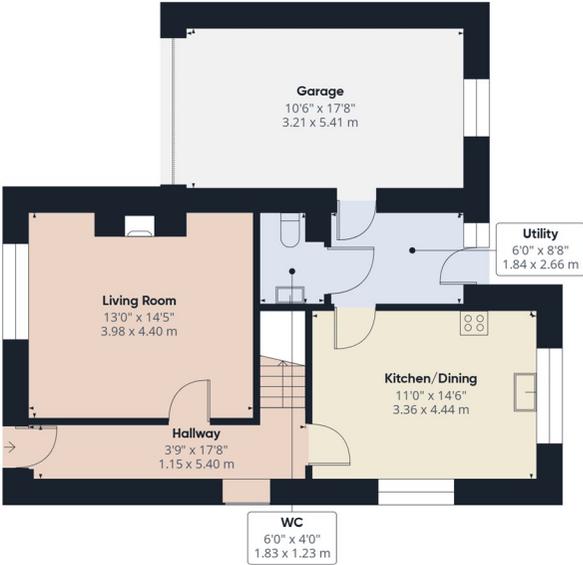
9'5" x 11'

**Bedroom Four**

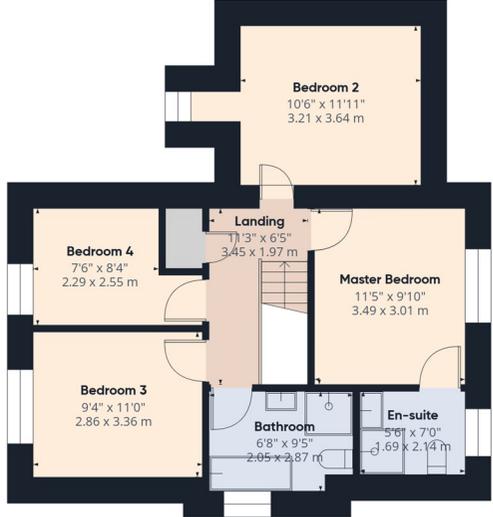
7'6" x 8'4"

**Bathroom**

6'9" x 9'5"



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1288 ft<sup>2</sup>  
119.7 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.

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