

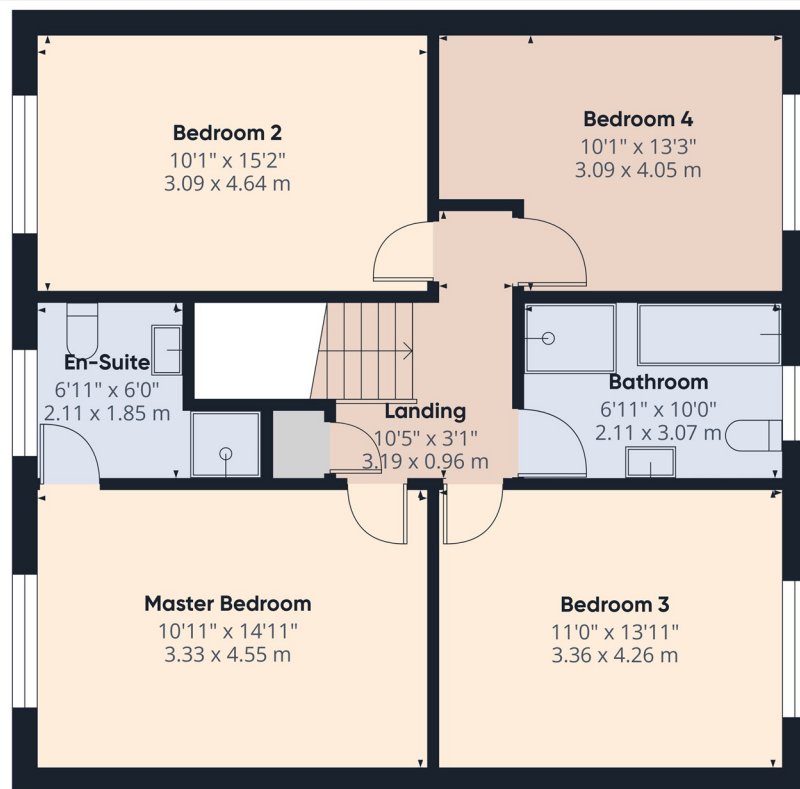


## 27 Nicholson Green, Donaghcloney, Craigavon, BT66 7UY

Offers Over £300,000

- Four Bedroom Detached with a Detached Garage Featuring an Electric Shutter & Insulation (11'0" x 19'6")
- Utility & Downstairs WC
- Fourteen Solar Panels & Outside Electric Car Charger
- Two Reception Rooms Including a Living Room with a Wood Burning Stove
- Master Bedroom with a Fully Tiled En-Suite & Three Further Well Proportioned Double Bedrooms
- Oil Fired Central Heating
- Modern Open Plan Kitchen/Dining/Living Area with an Array of Fitted Units, Quartz Worktop and Integrated Appliances
- Four Piece Fully Tiled Family Bathroom Suite
- Largest Plot in the Development

**Hannath**



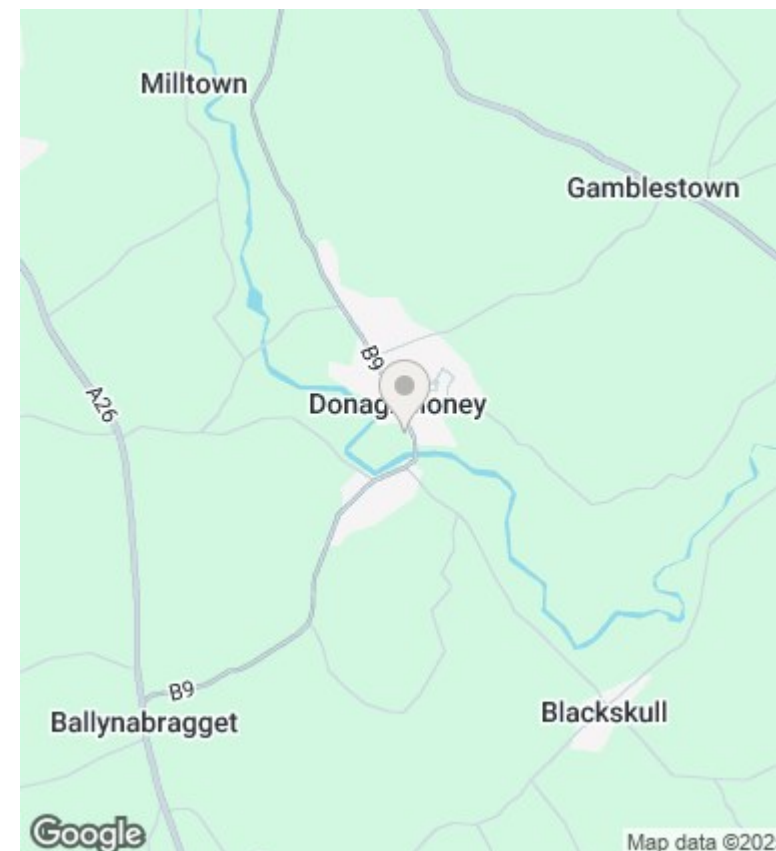
Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
772 ft<sup>2</sup>  
71.7 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.

GIRAFFE360



## Directions

## Viewings

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

## Council Tax Band

Northern Ireland

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	86
(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		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	