

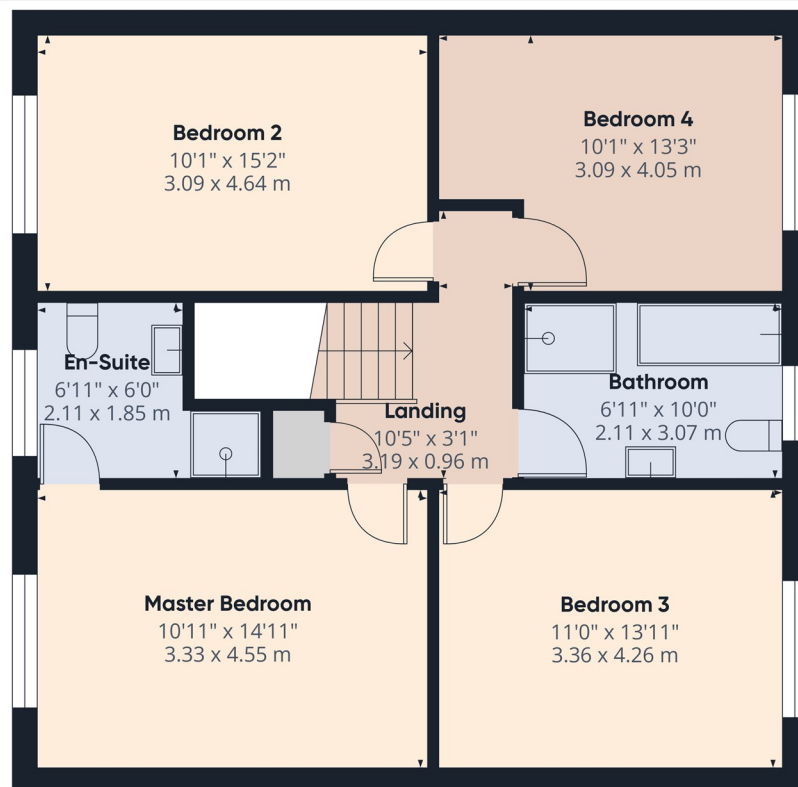


27 Nicholson Green, Donaghcloney, Craigavon, BT66 7UY

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



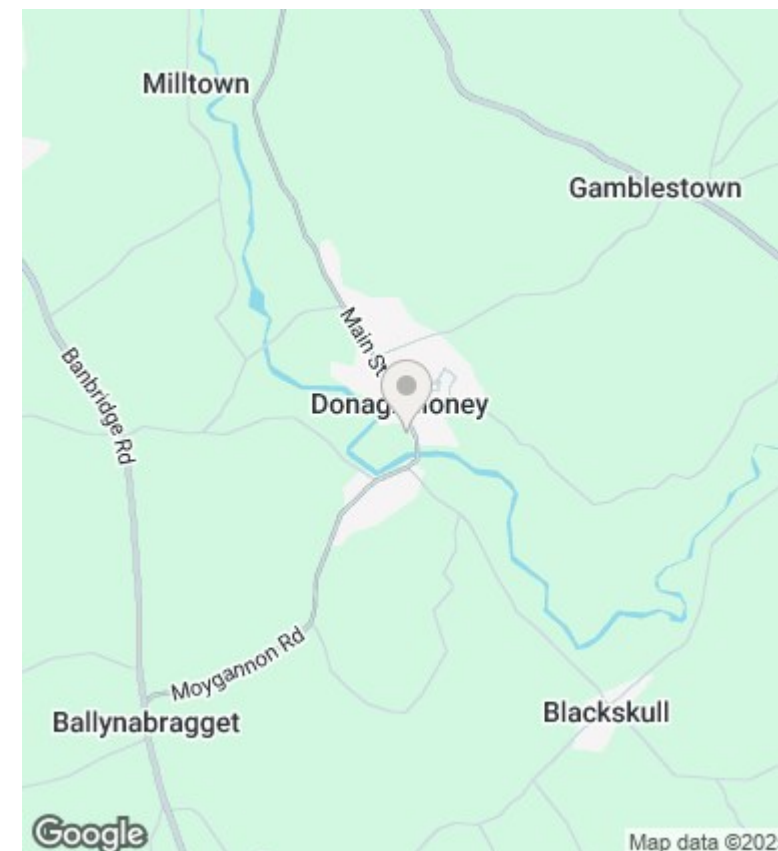
Floor 1 Building 1

Approximate total area⁽¹⁾
772 ft²
71.7 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.

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) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	