



18 Station Hall, Portadown, Craigavon, BT62 1LY

£199,950

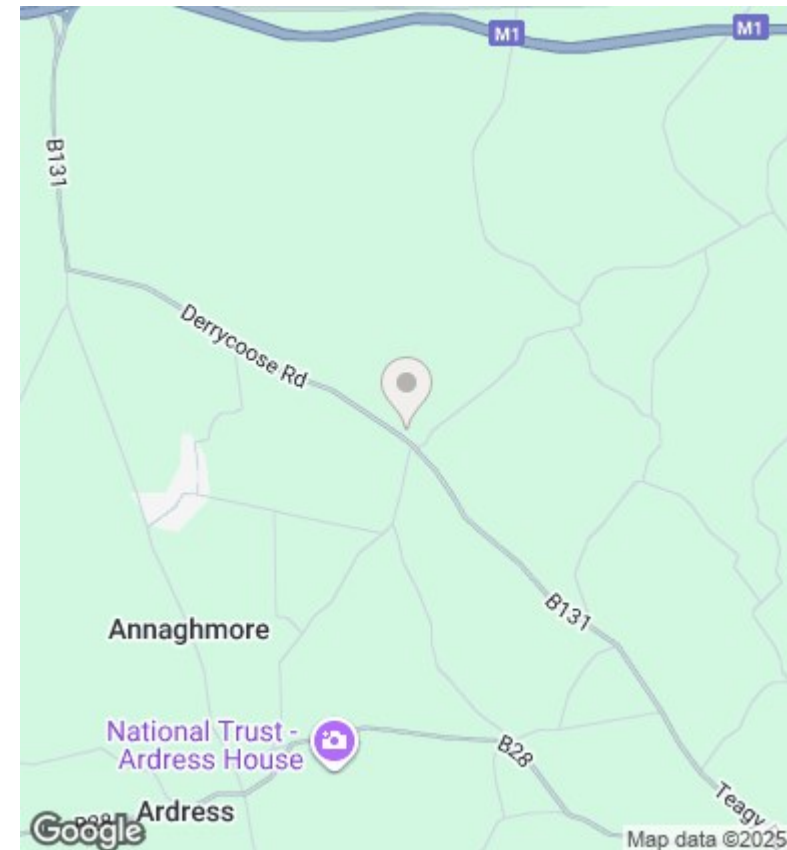
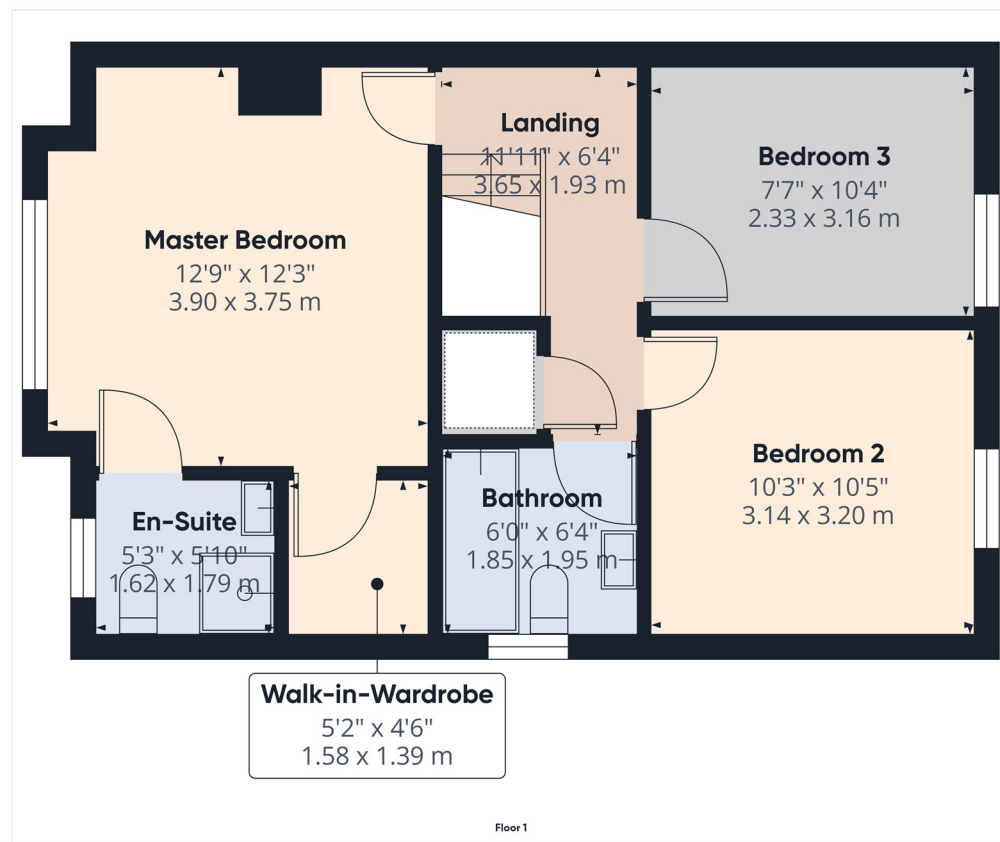
- Spacious Three Bedroom Semi Detached Family Home Built in 2023
- Open Plan Modern Kitchen/Dining Area with an Array of Sleek Fitted Units & Integrated Appliances
- Two Further Well Proportioned Bedrooms
- Suitable for Co-Ownership
- Utility & Downstairs WC
- Fully Enclosed & Low Maintenance Rear Garden
- Large Lounge with a Wood Burning Stove
- Master Bedroom with an En-Suite & Walk in Wardrobe
- Oil Fired Central Heating



Approximate total area⁽¹⁾
482 ft²
44.7 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	84	84
(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