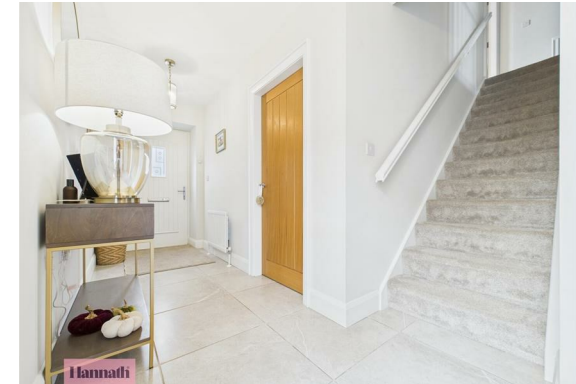




## 18 Station Hall, Derrycoose Road, Portadown, BT62 1LY

£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

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (82 plus) <b>A</b>                          |         |           |
| (81-81) <b>B</b>                            |         |           |
| (69-69) <b>C</b>                            |         |           |
| (55-55) <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>                     | 84      | 84        |
| EU Directive 2002/91/EC                     |         |           |

# 18 Station Hall, Portadown BT62 1LY

Hannath Estate Agents proudly presents this exceptionally modern and spacious three-bedroom semi-detached family home, a recent build from 2023. The inviting lounge is a true highlight, centered around a cosy wood-burning stove, perfect for warming up on cooler evenings. The heart of the home is the impressive open-plan kitchen and dining area, featuring sleek, modern fitted units and a full range of integrated appliances. Practicality is further enhanced by a convenient utility room and a downstairs WC. Ascending to the first floor, the luxurious master bedroom awaits, complete with its own en-suite bathroom and a generous walk-in wardrobe. Two further well-proportioned bedrooms provide ample family accommodation, all served by a stylish, partially tiled three-piece family bathroom suite.



### **Hallway**

4'6" x 16'7"

### **Lounge**

11'12" x 12'3"

### **Kitchen/Dining**

18'6" x 10'5"

### **Utility**

10'4" x 3'1"

### **WC**

7'7" x 3'1"

### **Landing**

11'12" x 6'4"

### **Master Bedroom**

12'10" x 12'4"

### **En-Suite**

5'4" x 5'10"

### **Walk in Wardrobe**

5'2" x 4'7"

### **Bedroom Two**

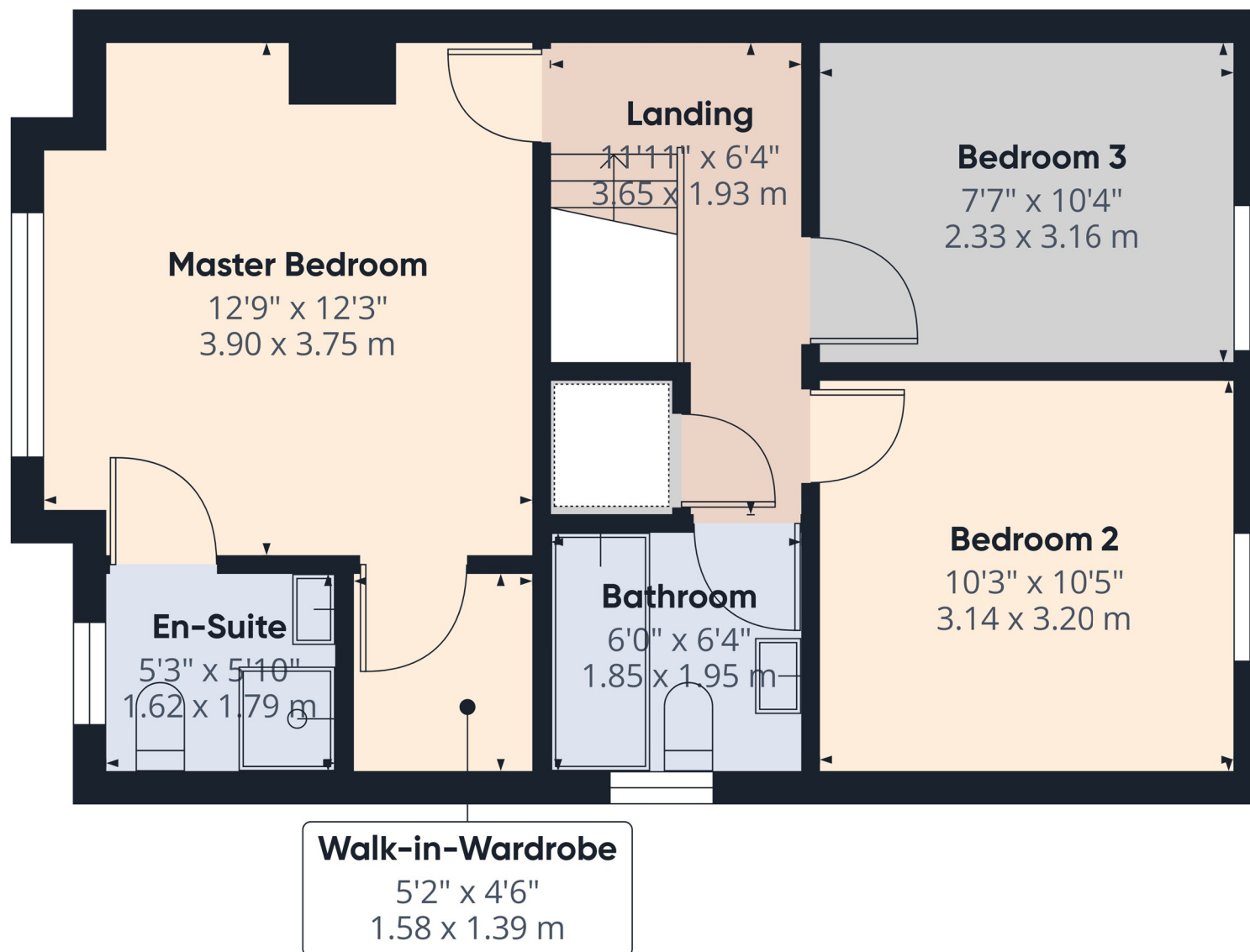
10'4" x 10'6"

### **Bedroom Three**

7'8" x 10'4"

### **Bathroom**

6'1" x 6'5"



Floor 1

Approximate total area<sup>(1)</sup>

482 ft<sup>2</sup>  
44.7 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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