



23 Cushenny Road, Portadown, Armagh, BT62 4JF

Offers In Excess Of £350,000

- 4 bed detached property
- Utility Room and downstairs w.c.
- 3 piece bathroom suite
- Oil fired central heating
- 3 reception rooms
- Master with en-suite
- large private site
- Kitchen with range of integrated appliances
- 3 further double rooms
- 32 Solar Panels owned outright

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		
(40-60) C		
(15-40) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	66	72
EU Directive 2002/91/EC		

23 Cushenny Road, Portadown BT62 4JF

Hannath are delighted to welcome to the market this 4 bed detached home situated on the outskirts of scotch street, Portadown. Built in approx. 1990 the property has plenty of spacious living accommodation which is perfect for any family. The garden provides the ideal area to relax away whilst enjoying the quietness of the countryside. Internally the property boasts two spacious reception rooms, kitchen, dining room, utility room, downstairs w.c., 4 well proportioned bedrooms, master with en-suite and main bathroom.



Entrance Hall

15'2" x 11'1"

Wood laminate flooring, double doors to front

Lounge

26'2" x 14'1"

Wood laminate flooring, x2 double panel radiator, wood burning stove, double patio doors to rear

Reception 2

13'1" x 11'0"

Wood laminate flooring, radiator, bay window

Reception 3

24'9" x 17'4"

Large storage space, with side door to rear

Dining area

11'2" x 10'6"

In carpet, single panel radiator

Kitchen/Diner

20'7" x 13'0"

Range of high and low level units, integrated appliances, tiled flooring, wall mounted radiator

Utility room

10'1" x 6'3"

Range of units, space for washing machine and tumble dryer, tiled flooring, back door to rear, single panel radiator

W.C.

7'9" x 2'11"

Wash hand basin, w.c., tiled flooring and part tiled walls, heated towel rail, hot press

First Floor Landing

11'1" x 11'0"

In carpet, single panel radiator

Master bedroom

19'3" x 14'2"

In carpet, double panel radiator, storage room

En-suite

6'6" x 6'5"

3 piece suite comprising, shower unit, wash hand basin, w.c., tiled flooring and walls, wall mounted radiator, extractor fan

Bedroom 2

13'1" x 13'0"

In carpet, single panel radiator

Bedroom 3

13'2" x 12'9"

In carpet, single panel radiator

Bedroom 4

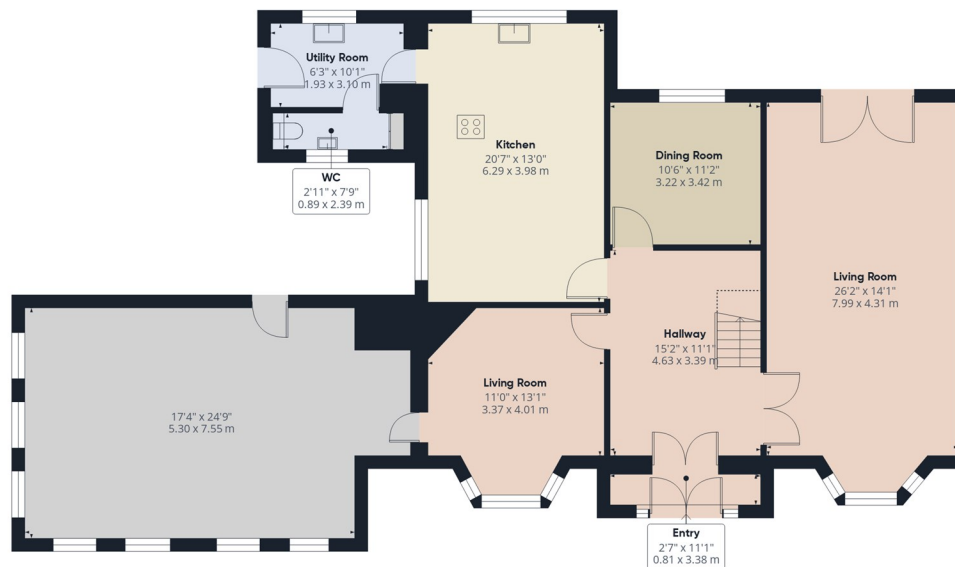
11'4" x 11'1"

Wood laminate flooring, single panel radiator

Family Bathroom

11'2" x 6'6"

3 piece suite comprising shower over bath, wash hand basin, w.c., tiled walls and floors, wall mounted radiator



Ground Floor



Floor 1

Approximate total area⁽¹⁾

2700 ft²

250.8 m²

Reduced headroom

16 ft²

1.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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