



21 Annagora Road, Portadown, BT62 4JJ

£350,000

- Five Bedroom Detached Chalet Bungalow with a Detached Garage & Separate Space for an Office
- Large Utility Room
- Four Piece Family Bathroom Suite
- Two Reception Room Including a Spacious Lounge Featuring an Open Fireplace
- WC
- Detached Garage (18'3" x 23'7")
- Kitchen/Dining Area with an Array of High & Low Fitted Units, Integrated Appliances
- Five Well Proportioned Double Bedrooms
- Office Space with Kitchen, WC & Further Storage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	55
Northern Ireland		EU Directive 2002/91/EC	

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Hannath Estate Agents are thrilled to present this exceptional detached five-bedroom chalet bungalow. Beyond the main residence, a significant highlight is the detached garage, accompanied by a separate, self-contained office space complete with its own kitchen facilities and a WC. This fantastic annexe offers remarkable versatility, ideal for those working from home, creating a dedicated gym, a private guest suite, or a superb additional reception room. Stepping inside the main accommodation, you're immediately greeted by a spacious lounge, the open fireplace offers a warm and inviting ambiance. The heart of the home continues with an open-plan kitchen/dining area, featuring a range of integrated appliances. Further practical convenience is provided by a well-appointed utility room and a handy downstairs WC, complementing the family four-piece family bathroom suite. The thoughtful layout includes three generously proportioned bedrooms on the ground floor, offering single-level living potential, while a further two bright bedrooms reside on the first floor, ensuring ample private space for all. This property truly offers unique adaptability.



Hallway

20'8" x 3'10"

Lounge

17'11" x 12'10"

Reception

10'1" x 12'10"

Kitchen/Dining

13'11" x 12'9"

Hallway

3'10" x 4'8"

Utility

10'4" x 11'5"

WC

3'10" X 6'5"

Master Bedroom

13'3" x 12'9"

Bedroom Two

10'2" x 12'9"

Bedroom Three

9'9" x 8'6"

Bathroom

6'6" x 9'3"

Landing

14'4" x 6'5"

Bedroom Four

21'3" x 10'1"

Bedroom Five

13'3" x 10'6"

Detached Garage

18'4" x 23'7"

Office

10'12" x 14'2"

Entry

3'10" x 6'2"

WC

3'3" X 6'2"

Storage

18'8" x 14'3"

