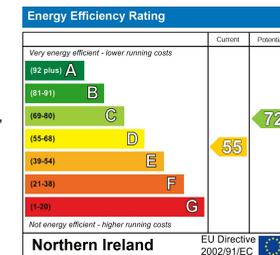




21 Annagora Road, Portadown, BT62 4JJ

Offers Over £335,000

- 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



21 Annagora Road, Portadown BT62 4JJ

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"

Radiator.

Lounge

17'11" x 12'10"

Carpet. Open Fireplace. Radiator.

Reception

10'1" x 12'10"

Radiator. Carpet.

Kitchen/Dining

13'11" x 12'9"

Kitchen units and integrated appliances.

Hallway

3'10" x 4'8"

Radiator.

Utility

10'4" x 11'5"

Units and integrated appliances.

WC

3'10" X 6'5"

Master Bedroom

13'3" x 12'9"

Radiator. Carpet.

Bedroom Two

10'2" x 12'9"

Radiator. Carpet.

Bedroom Three

9'9" x 8'6"

Radiator. Carpet.

Bathroom

6'6" x 9'3"

Four piece bathroom suite.

Landing

14'4" x 6'5"

Bedroom Four

21'3" x 10'1"

Carpet. Radiator.

Bedroom Five

13'3" x 10'6"

Radiator. Carpet.

Detached Garage

18'4" x 23'7"

Office

10'12" x 14'2"

Entry

3'10" x 6'2"

WC

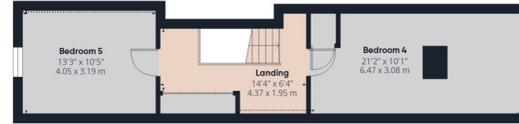
3'3" X 6'2"

Storage

18'8" x 14'3"



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

2769 ft²
257.3 m²

Reduced headroom

164 ft²
15.2 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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