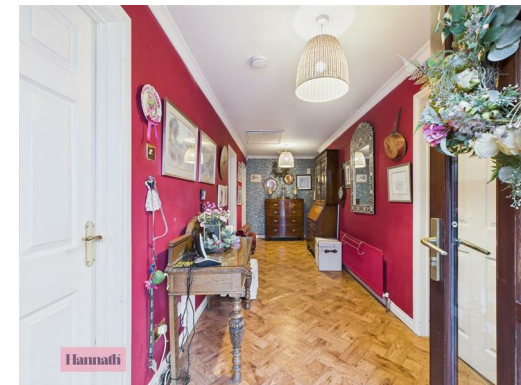
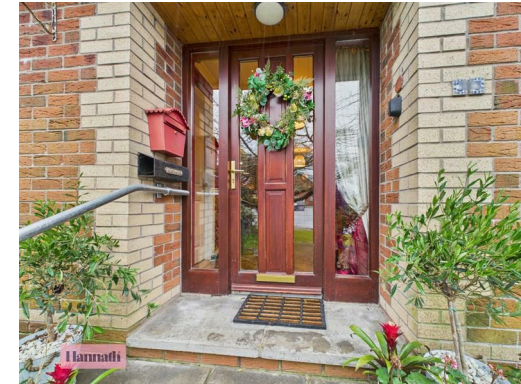




33 Mandeville Manor, Portadown, Craigavon, BT62 3UP

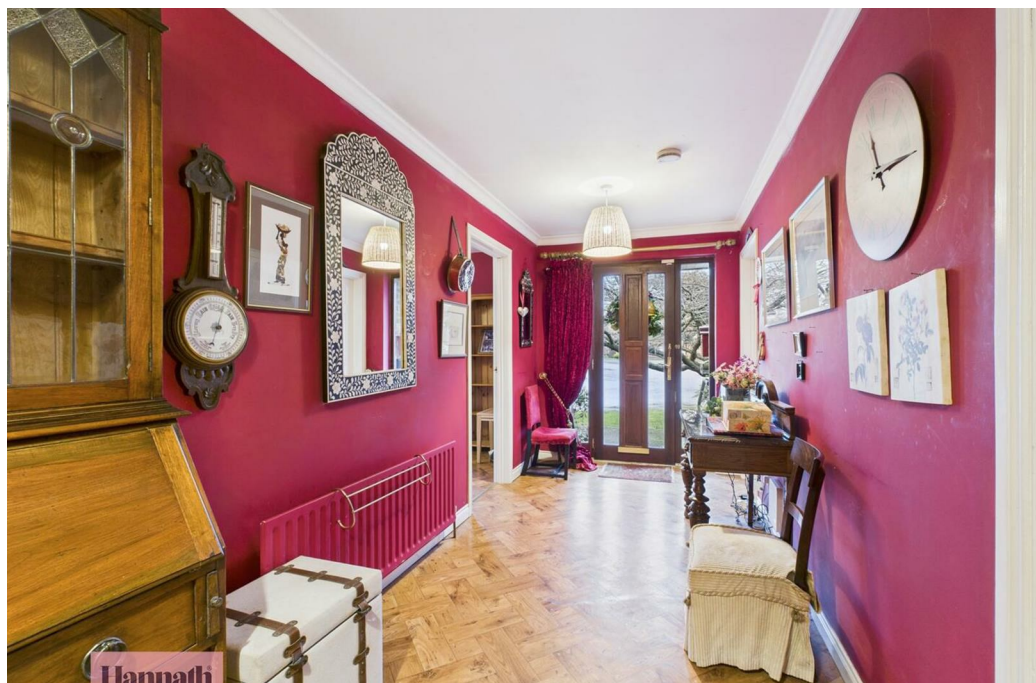
£199,950

- Three Bedroom Detached Bungalow
- Kitchen/Dining Area with an Array of Fitted Units and Integrated Appliances
- Integral Garage & Utility
- Built Approximately 2000
- Three Well Proportioned Bedrooms - third bedroom leading to the conservatory
- Fully Enclosed and Private Rear Garden
- Two Reception Rooms Including a Lounge with a Feature Fireplace
- Four Piece & Fully Tiled Bathroom Suite
- Off Street Parking

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		
(49-60) C		
(39-48) D		
(29-38) E		
(21-28) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	64
Northern Ireland		
EU Directive 2002/91/EC		

33 Mandeville Manor, Craigavon BT62 3UP

Hannath Estate Agents are delighted to bring to the market this well presented three-bedroom detached bungalow, a true gem in the property market. As you step through the entrance, you are immediately greeted by an abundance of natural light that fills the spacious lounge. The kitchen/dining area features a range of high and low level fitted units, as well as integrated appliances. The property boasts three well-proportioned bedrooms. The four-piece fully tiled bathroom suite is a luxurious addition. The conservatory allows you to soak up the sunshine and enjoy the outdoors from the comfort of your own home. Additionally, this property comes with an integral garage and utility, offering practical storage solutions and a convenient space for all your household needs. The large plot on which the bungalow is situated ensures that you have plenty of room to enjoy the outdoors, while the rear garden is well-enclosed and private.



Entrance Hallway

6'5x20'5

Vinyl Flooring, Radiator

Boiler stored internal, concrete floors, roller door, sink and electric, plumbed for washing machine and space for tumble dryer, back door to rear

Living Room

15'0x14'3

Feature fireplace with open fire, vinyl flooring, radiator, bay window

Bedroom 1

9'10x9'6

Vinyl flooring, radiator

Bathroom

9'7x7'11

Four piece bathroom suite, stand alone bath, electric shower cubicle, wash hand basin, w.c. heated towel rail, part tiled walls, hot press

Bedroom 2

12'7x11'11

Vinyl flooring, radiator

Bedroom 3

9'0x8'7

Vinyl floor, radiator, access to conservatory

Conservatory

9'10x9'9

PVC Double Glazed, radiator, door to rear

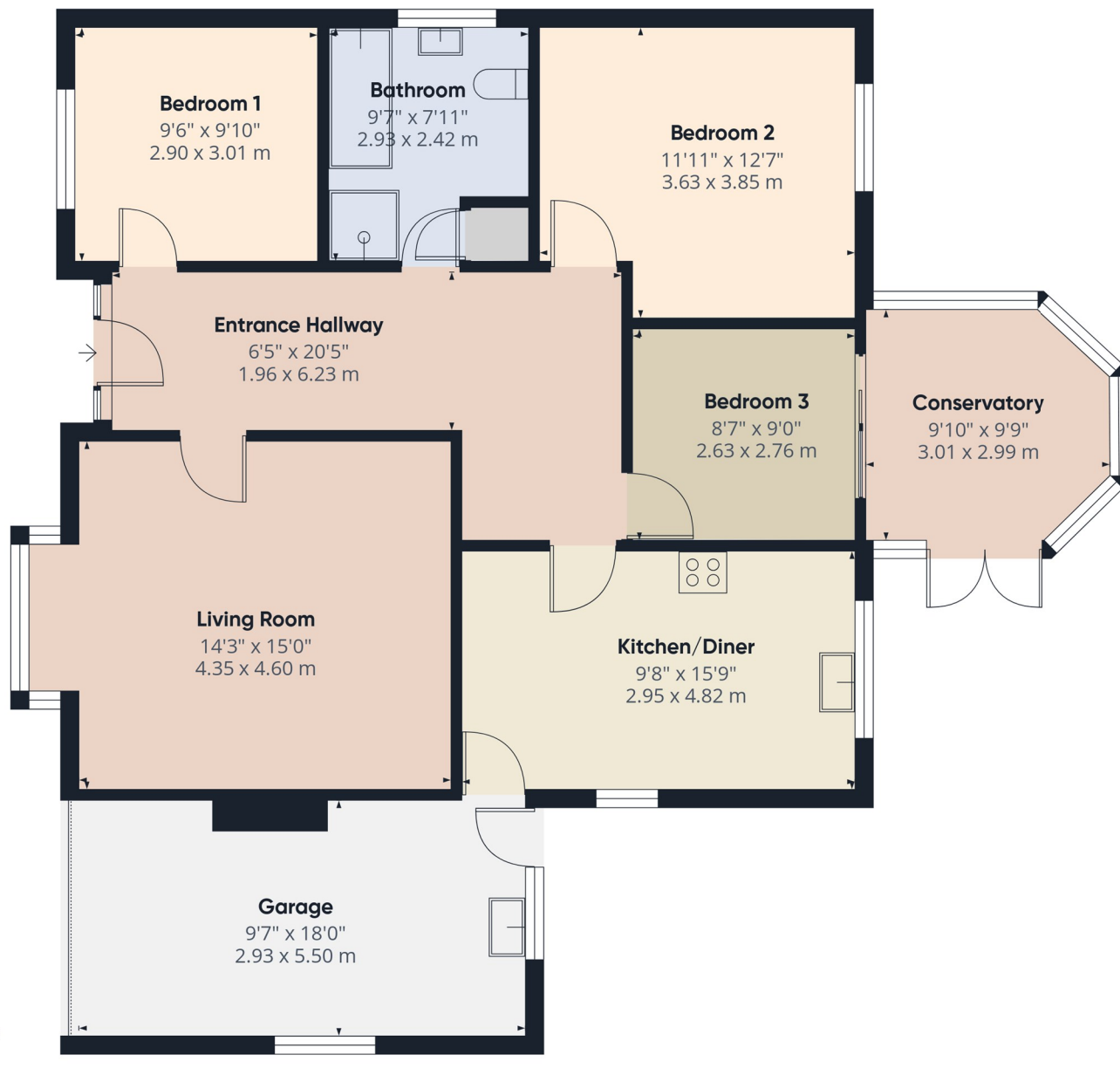
Kitchen

15'9x9'8

Range of high and low level units, marble worktops, tiled floor, belfast sink, gas hob, space for fridge freezer, integrated oven and dishwasher

Garage

18'0x9'7



Hannath®

Approximate total area⁽¹⁾

1189 ft²

110.4 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.

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