

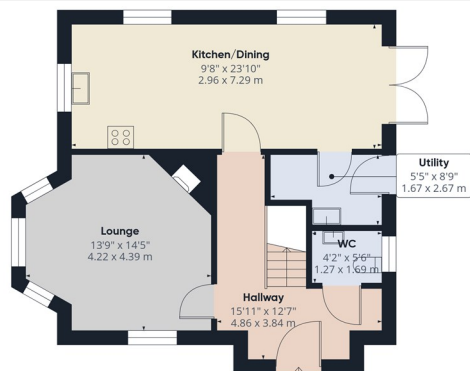


1 Bracken Meadows, Portadown, Portadown, Armagh, BT63 5PJ

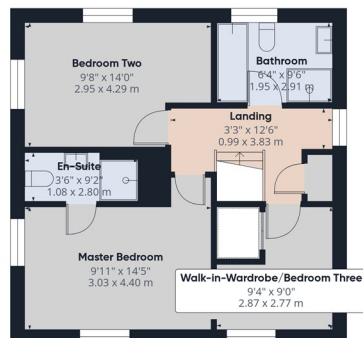
£234,950

- Detached Family home
- Utility & Downstairs WC
- Four Piece Family Bathroom Suite
- Lounge Featuring a Wood Burning Stove
- Master Bedroom with a Private En-Suite
- Security Alarm
- Modern Kitchen/Dining with an Array of Fitted Units and Integrated Appliances
- Two Further Bedrooms (Smallest Bedroom is a Walk in Wardrobe but can be Converted to a Bedroom Again)
- Situated Near Craigavon Area Hospital, Rushmere Shopping Centre, Craigavon Omniplex, South Lake Leisure Centre, Portadown Town Centre, Schools, Restaurants, Nightlife and Other Local amenities as well as M1 Interchange

Hannath



Ground Floor



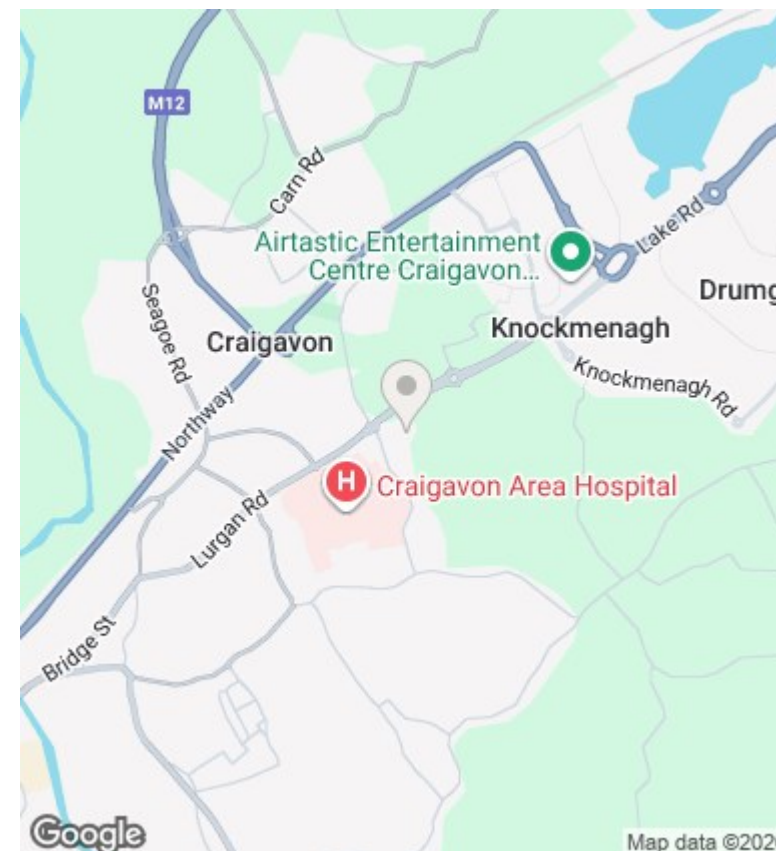
Floor 1

Approximate total area⁽¹⁾
1107 ft²
102.8 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.

GIRAFFE360



Directions

Viewings

Viewings by arrangement only. Call 02838 399911 to make an appointment.

Council Tax Band

Northern Ireland

EPC Rating:

B

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