



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)

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		
Northern Ireland	81	81
EU Directive 2002/91/EC		

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Hannath Estate Agents are delighted to welcome this detached family home. Stepping inside, you're immediately drawn to an inviting lounge, which offers a wood burning stove. The superb open-plan kitchen and dining area boasts an array of sleek, modern fitted units and integrated appliances. For added practicality, the ground floor also conveniently hosts a dedicated utility room and a well-appointed WC. Ascending to the first floor, there is a master bedroom complete with its own private en-suite bath. Two further well-proportioned bedrooms provide versatility; notably, the smallest is currently configured as a convenient walk-in wardrobe but can easily be reconverted to a bedroom. A stylish four-piece family bathroom suite beautifully completes the first-floor accommodation.

Located off Lisnisky Road, Portadown.

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



Hallway

15'11" x 12'7"

Wooden floor, radiator, spot lights & alarm panel

Lounge

13'10" x 14'5"

Carpet, bay window, radiator, spot lights & wood burning stove

Kitchen/Dining

High & low level units, integrated fridge/freezer, eye level oven, extractor fan, dishwasher, spot lights, wooden floor & radiator

Utility

5'6" x 8'9"

Wooden floor, high & low level units, washing machine, spot lights & gas boiler

WC

4'2" x 5'7"

Low flush WC, pedestal wash hand basin with tiled splashback, spot lights & wooden floor

Landing

3'3" x 12'7"

Carpet, access to roof space, spot lights & radiator

Master Bedroom

9'11" x 14'5"

Carpet, radiator & spot lights

Bedroom Two

9'8" x 14'1"

Carpet, radiator & spot lights

Walk in Wardrobe/Bedroom Three

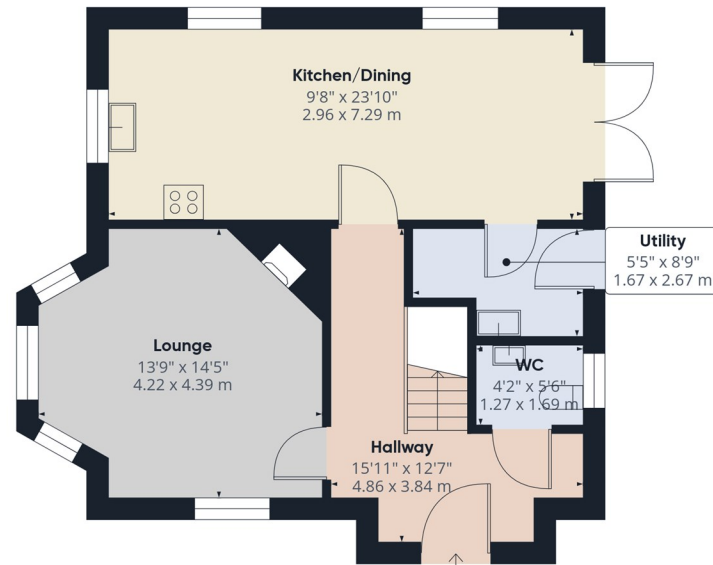
9'5" x 9'1"

Carpet, radiator & spot lights

Bathroom

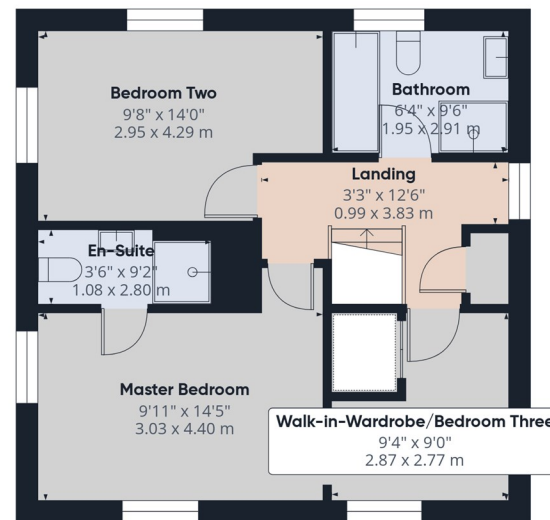
6'5" x 9'7"

Four piece family suite comprising of; shower enclosure, bath, low flush WC, pedal wash hand basin with tiled splashback, partially tiled, chrome towel radiator & spot lights



Ground Floor

Approximate total area⁽¹⁾
1107 ft²
102.8 m²



Floor 1



(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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