



## 35 Bracken Meadows, Portadown, Craigavon, BT63 5PJ

£214,950

- Three bedroom Semi-detached property
- Utility & Downstairs WC
- Four Piece Family Bathroom Suite
- Lounge Featuring a Wood Burning Stove
- Master Bedroom with En-Suite
- Security Alarm
- Modern Kitchen/Dining with an Array of Fitted Units and Integrated Appliances
- Two Further Bedrooms
- 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

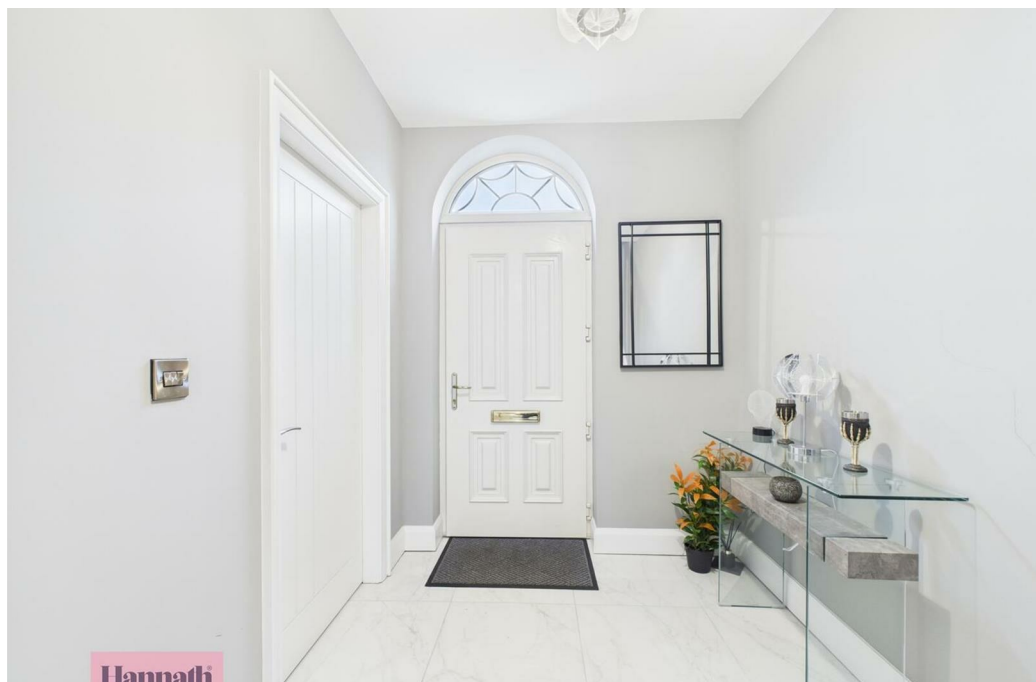
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(81-81) <b>B</b>		
(69-69) <b>C</b>		
(55-55) <b>D</b>		
(39-54) <b>E</b>		
(21-28) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	83	83
EU Directive 2002/91/EC		

# 35 Bracken Meadows, Craigavon BT63 5PJ

Hannath are delighted to welcome this well presented three bed semi-detached property to the market. Upon entering the property, 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. On the first floor, there is a master bedroom complete with en-suite. Two further well-proportioned bedrooms and a stylish four-piece family bathroom suite.

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



### Entrance Hall

18'11x6'8

Tiled flooring, radiator, under stairs storage

### Living Room

13'10x11'10

Wood burning stove, in carpet, radiator

### Downstairs W.C

4'8x4'0

Wash hand basin, w.c., tiled flooring, radiator

### Kitchen

18'11x10'4

High & low level units, integrated appliances, extractor fan, dishwasher, spot lights, tiled floor & radiator, double doors to rear

### Utility Room

7'7x4'8

Pvc door to side, tiled flooring, radiator, built in surround for stacked washing machine and tumble dryer

### Landing

10'10x10'5

In carpet, radiator

### Bedroom 1

14'x10'5

In carpet, radiator

### En-suite

8'3x5'0

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

### Bedroom 2

11'7x9'11

In carpet, radiator

### Bedroom 3

9'1x8'2

In carpet, radiator

### Bathroom

9'0x6'11

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

