



## 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>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 83      | 83        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| Northern Ireland                            |         |           |
| 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.

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### **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

