



## 3 Carrickblacker Avenue, Portadown, Craigavon, County Armagh, BT62 5DD Offers Over £125,000

- Three Bedroom Townhouse
- Downstairs Bathroom
- 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
- Lounge Including a Open Fireplace
- Three Well Proportioned Double Bedrooms
- Viewing Strictly via Agent
- Open Plan Modern Kitchen/Dining with an Array of Sleek Fitted Units and Integrated Appliances
- Oil Fired Central Heating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

# 3 Carrickblacker Avenue, Craigavon BT63 5BB

Hannath Estate Agents are delighted to welcome to the market this charming three-bedroom townhouse. As you step inside, there is a welcoming lounge with an open fireplace, bright open-plan kitchen/dining, and a convenient ground-floor bathroom perfect for those that may have mobility restrictions. Upstairs sit three well-sized double bedrooms.



### **Hallway**

13'10" x 3'10"

Wooden floor & radiator

### **Lounge**

9'9" x 12'10"

Wooden floor, open fireplace & radiator

### **Kitchen/Dining**

11'8" x 14'1"

High & low level units, integrated oven & extractor fan and radiator

### **Bathroom**

7'8" x 7'6"

Three piece family suite comprising of; bath, low flush WC, pedal wash hand basin with tiled splashback, partially tiled & radiator

### **Landing**

8'6" x 5'5"

Carpet & access to roof space

### **Master Bedroom**

10' x 17'5"

Carpet & radiator

### **Bedroom Two**

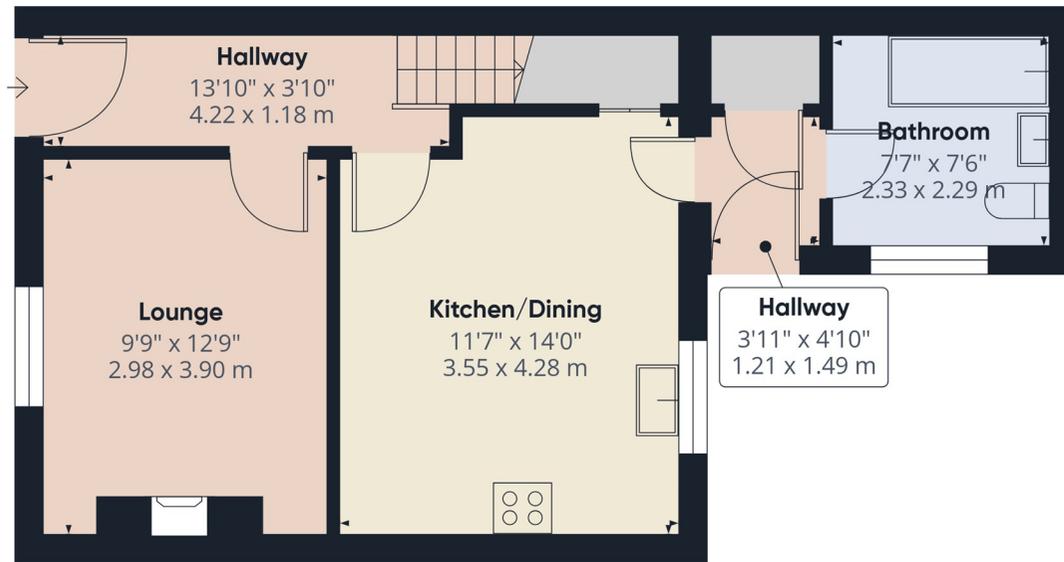
11'7" x 11'5"

Carpet & radiator

### **Bedroom Three**

11'10" x 7'6"

Carpet & radiator



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
878 ft<sup>2</sup>  
81.7 m<sup>2</sup>

(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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