



Hannath



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## 30 Bocombra Meadows, Portadown, BT63 5RD

Asking Price £210,000

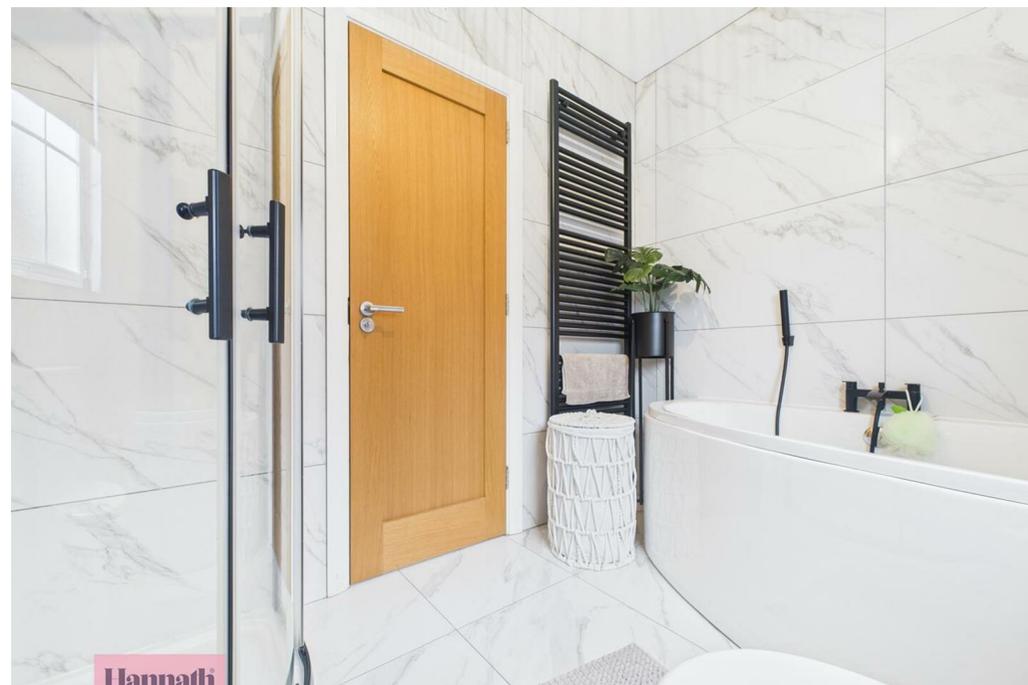
- Semi detached family home of approx 1087sqft
- Including a range of integrated appliances
- Stunning four piece bathroom suite
- Ideal for first time buyers or young couples
- Spacious lounge with feature fire
- Utility room & downstairs W.C
- Large private rear garden laid with grass and patio area.
- Kitchen/diner with an array of wall and base units
- Three well proportioned first floor bedrooms
- Gas central heating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	83	83
(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	

# 30 Bocombra Meadows, Portadown BT63 5RD

Hannath are delighted to welcome to the market this immaculately presented three bedroom semi detached family home of approx 1087 sqft, located in the highly sought after development of Bocombra Meadows. Beautifully presented throughout this property comprises of a spacious lounge with feature fire, kitchen/diner boasting an array of wall and base units with integrated appliances, utility room and downstairs W.C. On the first floor there are three well proportioned bedrooms, including master with walk in wardrobe and a stunning four piece bathroom suite.

This property further benefits from a private rear garden laid with grass and patio area, gas central heating, PVC windows and doors and off street parking. Ideal for first time buyers or young families. Early viewings come highly recommended.



### **Entrance Hall**

17'7x6'5

Entrance via PVC composite front door. Tile flooring. Staircase leading to first floor. Under stair storage. radiator.

### **Living Room**

13'5x12'6

Feature stove, in carpet,, radiator

### **Kitchen**

13'3x12'6

Tile flooring. Array of wall and base units. Range of integrated appliances. Radiator.

### **Utility Room**

6'5x5'11

Tile flooring. Wall units. Plumbed for washing machine. Access to rear via PVC door. Radiator.

### **Downstairs W.C.**

6'5x2'11

Tile flooring. Toilet & wash hand basin. Radiator.

### **Landing**

6'11x6'8

Access to loft. In carpet

### **Bedroom 1**

12'9x9'3

Carpet flooring. Radiator.

### **Wardrobe/potential en-suite**

7'5x5'11

Currently used as a walk in wardrobe, plumbed for en-suite

### **Bedroom 2**

10'2x9'6

In carpet, radiator

### **Bedroom 3**

10'3x9'6

In carpet, radiator

### **Bathroom**

8'9x6'2

Four piece bathroom suite comprising bath, shower, wash hand basin, w.c, Tile flooring. Tiled walls. Radiator.

