



10 Connaught Park, Portadown, Craigavon, BT62 3DF

£199,950

- Three bed semi detached property
- Utility and downstairs three piece bathroom
- Low maintenance and fully enclosed garden to rear
- Off street Parking
- Three reception rooms including conservatory
- Integral Garage
- Hoover system installed
- Master with en-suite
- Kitchen/Diner with a range of high and low level units
- PVC Double glazed windows

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		
	33	69
Northern Ireland EU Directive 2002/91/EC		

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Hannath are delighted to welcome this three-bedroom semi-detached home with garage set on an enclosed and private site situated in the much sought after residential area of Connaught Park. The property offers spacious living accommodation including a spacious lounge, dining room, conservatory fitted kitchen with a range of integrated appliances, utility and a three-piece bathroom suite. Upstairs the property has three spacious bedrooms, master with en-suite and a three piece family bathroom. This property will appeal to many first-time buyers or families and would make a perfect family home, arrange a viewing today to fully appreciate all this property has to offer.



Entrance Hall

18'7x9'0
Wooden floor, radiator, front door in pvc, under stairs storage

Living Room

14'6x11'10
Feature fireplace with stove, wood flooring, radiator, doors to dining room

Dining Room

13'9x11'9
Wood laminate flooring, radiator

Conservatory

10'0x9'7
Tiled flooring, radiator, double patio doors to rear

Kitchen

25'5x10'1
Range of high and low level units, integrated appliances, tiled flooring, radiator

Utility

11'4x5'7
Range of units, space for washing machine and tumble dryer, tiled flooring

Bathroom

7'2x7'0
Three piece suite, shower, wash hand basin, w.c., tiled flooring, radiator

Garage

22'1x13'11

Landing

23'3x2'11
In carpet, access to roofspace

Bedroom 1

12'9x11'10
Wood laminate flooring, radiator

Bedroom 2

12'10x11'9
Wood laminate flooring, built in surround wardrobe, radiator

Bedroom 3

12'5x10'2
Wood laminate flooring, radiator

En-suite

6'5x5'10
Three piece suite, shower, wash hand basin, w.c., tiled flooring, radiator

Bathroom

10'7x5'10
Three piece suite, bath, wash hand basin, w.c., tiled flooring, radiator

Hannath®



Ground Floor

Approximate total area⁽¹⁾
1333 ft²
123.9 m²

(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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