



12 Strawhill Manor, Donaghcloney, Craigavon, County Armagh, BT66 7CU Asking Price £149,950

- Three bed semi-detached home
- Well proportioned bedrooms including master with en-suite
- Oil fired central heating
- Kitchen with a range of integrated appliances
- Four piece bathroom suite
- PVC double glazed windows
- Spacious living room with feature stove
- Downstairs WC
- Fully enclosed rear garden

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

12 Strawhill Manor, Craigavon BT66 7GH

Hannath are delighted to bring to the market this well presented three bedroom semi-detached home in Donaghcloney. The property boasts well proportioned bedrooms including master with en-suites, modern kitchen with a range of integrated appliances, a spacious reception room, downstairs WC, and a fully enclosed rear garden. Situated in the heart of Donaghcloney, 12 Strawhill Manor is close to amenities such as schools and shops yet offers peace and quiet living in a popular residential area. Early viewings come highly recommended to fully appreciate what this beautiful home has to offer.



Entrance Hall

16'11x6'9

Tiled flooring, radiator

Living Room

17'10x12'5

Feature fireplace with stove, wood laminate flooring, radiator, double doors to kitchen

Downstairs w.c.

4'9x2'11

Wash hand basin, w.c., tiled flooring

Kitchen

19'9x11'1

Range of high and low level units, integrated appliances, space for wash machine, tiled flooring, patio doors to rear, radiator

Landing

13'1x6'6

In carpet

Bedroom 1

14'10x9'10

In carpet, radiator

En-suite

9'6x3'3

Three piece suite, shower cubicle, wash hand basin, w.c., radiator, tiled floor and walls

Bedroom 2

10'9x10'7

In carpet, radiator

Bedroom 3

9'6x6'6

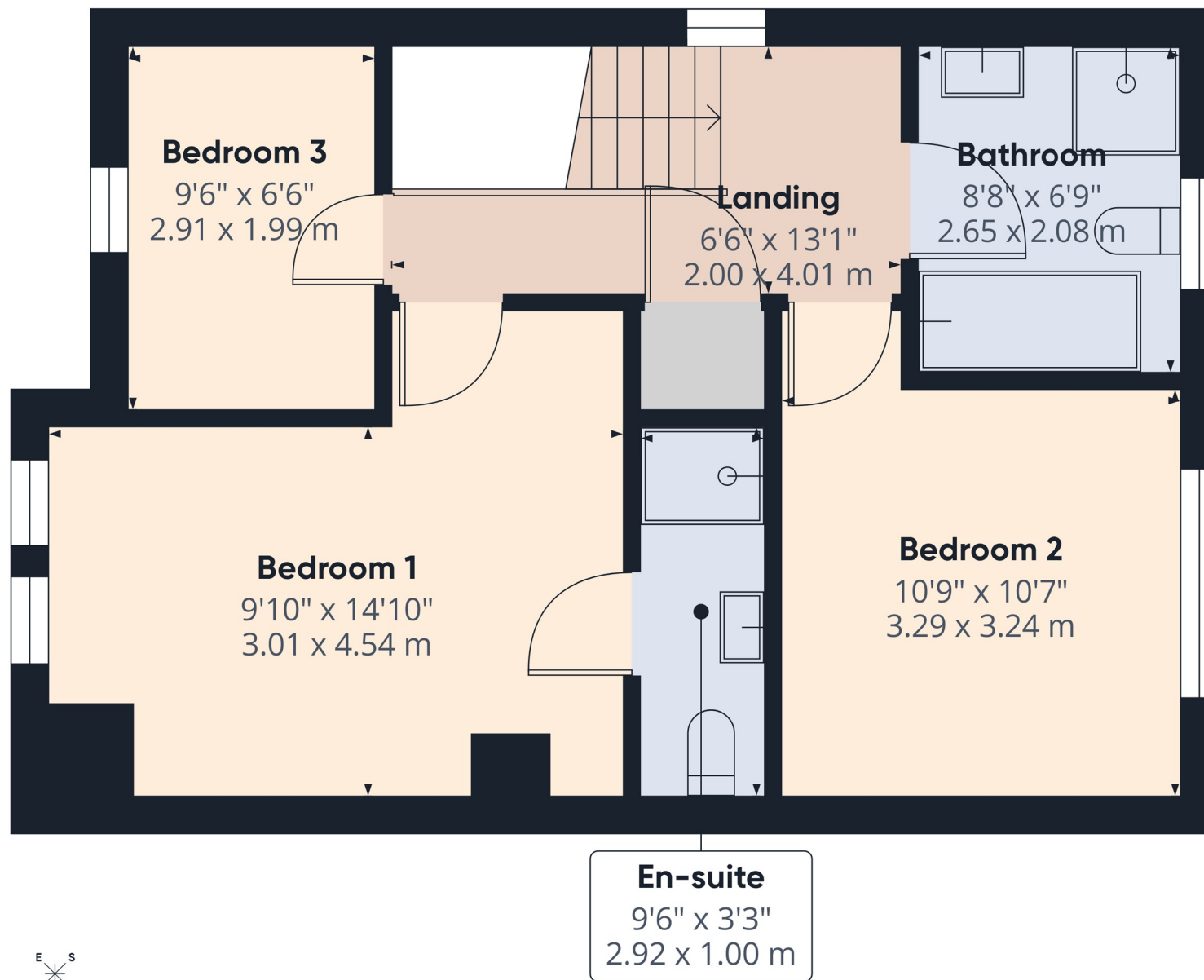
In carpet, radiator

Bathroom

8'8x6'9

Four piece suite, shower cubicle, bath, wash hand basin, w.c., radiator, tiled floor and walls

Hannath®



Floor 1

Approximate total area⁽¹⁾

496 ft²
46.1 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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