

## 65 Kernan Avenue, Portadown, Craigavon, BT63 5TB

Offers In The Region Of £170,000

- Three Bedroom Semi-Detached Bungalow
- Lounge Featuring an Impressive Electric Fireplace
- Kitchen/Dining Area with an Array of High & Low Fitted Units & Integrated Appliances
- Three Well Proportioned Bedrooms
- Three Piece Fully Tiled Family Bathroom Suite
- Recently Converted to Gas Heating
- 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
- Viewing Strictly via Agent

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		
Northern Ireland		EU Directive 2002/91/EC

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Tucked away in a cul-de-sac, Hannath Estate Agents proudly presents a three-bedroom semi-detached bungalow. As you step inside, you'll be greeted by the warm and inviting atmosphere of the lounge, where a feature electric fireplace takes center stage & the beautiful bay window floods the space with natural light. The heart of the home is undoubtedly the kitchen/dining area. High and low fitted units provide ample storage and there are integrated appliances. There are three well proportioned bedrooms and a three-piece fully tiled family bathroom suite.

Recent upgrades include the recent conversion to gas heating ensuring a warm and toasty home all year round. New radiators and a reliable heating system provide added peace of mind.

The exterior of this beautiful bungalow is just as impressive. The spacious back garden is a true gem, a handy shed provides plenty of storage for outdoor equipment and tools, while the large driveway offers ample parking for multiple vehicles.



**Lounge**

9'8" x 17'2"

Wooden floor, electric feature fireplace, radiator & bay window.

**Kitchen/Dining**

9'8" x 17'5"

Tiled floor, high & low fitted units, integrated appliances & radiator.

**Master Bedroom**

10'8" x 9'8"

Wooden floor & radiator.

**Bedroom Two**

10'8" x 7'5"

Carpet & radiator.

**Bedroom Three**

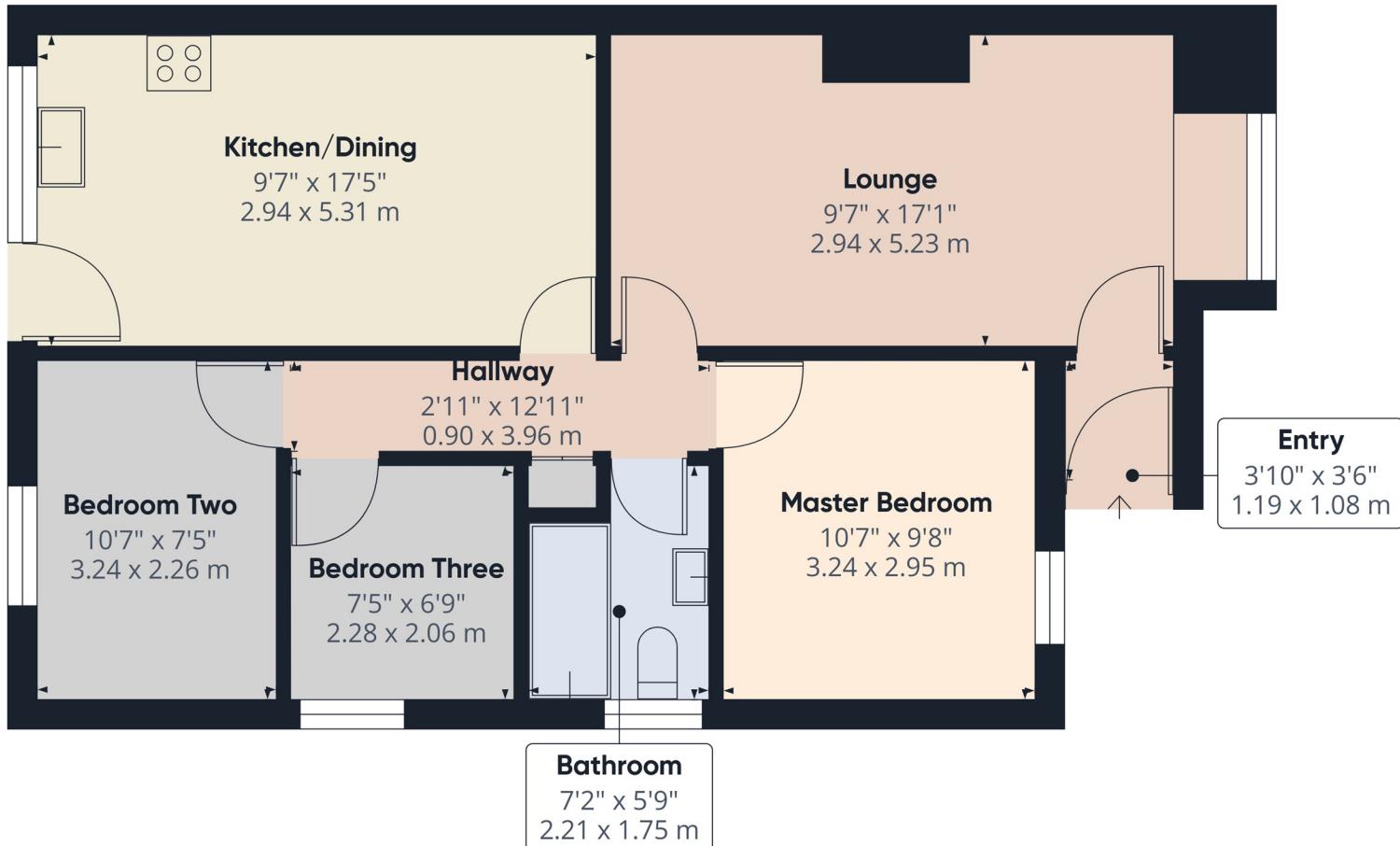
7'6" x 6'9"

Carpet & radiator.

**Bathroom**

7'3" x 5'9"

Three piece family suite comprising of; bath, low flush WC, pedal wash hand basin, fully tiled & radiator.



(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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