



## 16 Drumford Meadow, Portadown, BT63 5GD Offers Over £199,950

- Stunning Four Bedroom Semi-Detached Home
- Large Lounge with Feature Fireplace
- Open Plan Modern Kitchen/Dining/Sun Lounge with an Array of Sleek Fitted Units and Integrated Appliances
- Utility & Downstairs WC
- Master Bedroom Featuring Walk-in-Wardrobe & Private En-Suite
- Three Further Well Proportioned Bedrooms Split Across Two Floors
- Four Piece Family Bathroom Suite
- Gas Central Heating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	82	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	

# 16 Drumford Meadow, Portadown BT63 5GD

Hannath Estate Agents are delighted to welcome this spacious four-bedroom semi-detached home offering a bright lounge with a feature fireplace, opening onto a modern open-plan kitchen/dining space with integrated appliances. Downstairs, a utility room and WC add convenience. The master bedroom features a walk-in wardrobe and a private en-suite, while three further bedrooms are arranged over two floors, complemented by a four-piece family bathroom.



### Hallway

4'6" X 7'11"

Tiled floor & radiator.

### Lounge

12'1" X 14'10"

Wooden floor, radiator & feature fireplace.

### Kitchen/Dining

10'1" X 12'4"

Tiled floor, high & low level units, integrated extractor fan, oven, gas hobs, fridge/freezer & dishwasher & radiator.

### Utility

5'6" X 7'5"

High & low fitted units, gas boiler, tiled floor & plumbed in for washing machine.

### WC

5'6" X 4'6"

Low flush WC & pedestal wash hand basin with splashback.

### Landing

7'9" X 6'10"

Carpet.

### Bedroom Two

16'1" x 12'

Carpet & radiator.

### Bedroom Four

8'11" x 7'4"

Carpet & radiator.

### Bathroom

6'11" x 9'2"

Four piece family suite comprising of; bath, shower enclosure, low

flush WC, pedal wash hand basin with tiled splashback, partially tiled & chrome towel radiator.

### Landing

3'5" x 4'11"

Carpet & access to roof space via drop down ladder.

### Master Bedroom

16' x 12'

Carpet & radiator.

### Walk-in-Wardrobe

3'9" x 8'6"

Carpet, radiator & built-in-wardrobes.

### En-Suite

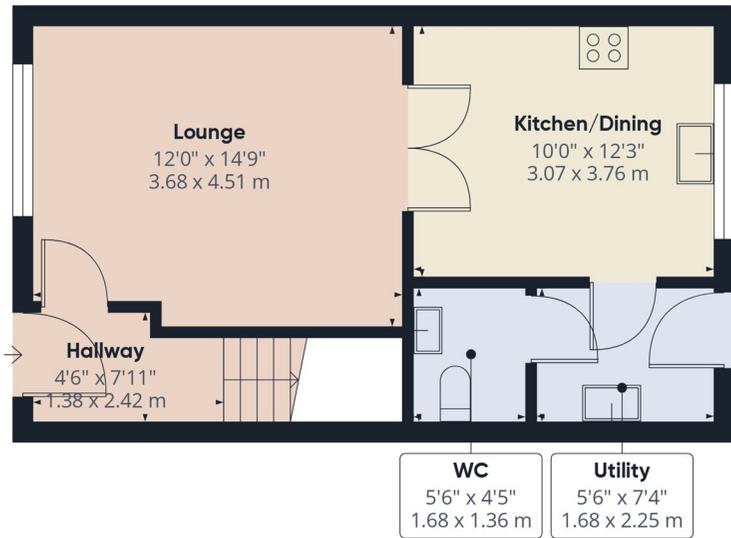
6' x 8'5"

Three piece family suite comprising of; shower enclosure, low flush WC, pedal wash hand basin with tiled splashback, partially tiled & chrome towel radiator.

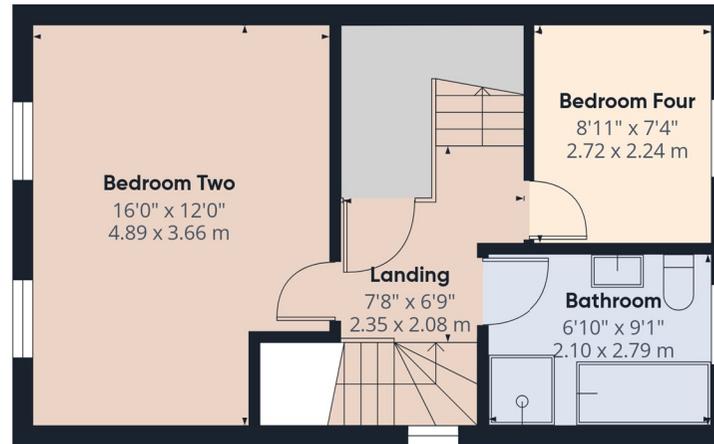
### Bedroom Three

9'10" x 7'4"

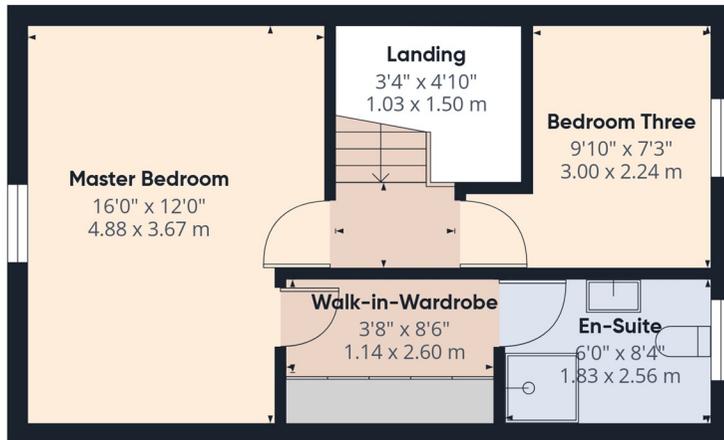
Carpet & radiator.



Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
1201 ft<sup>2</sup>  
111.5 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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