



16 Drumford Meadow, Portadown, BT63 5GD

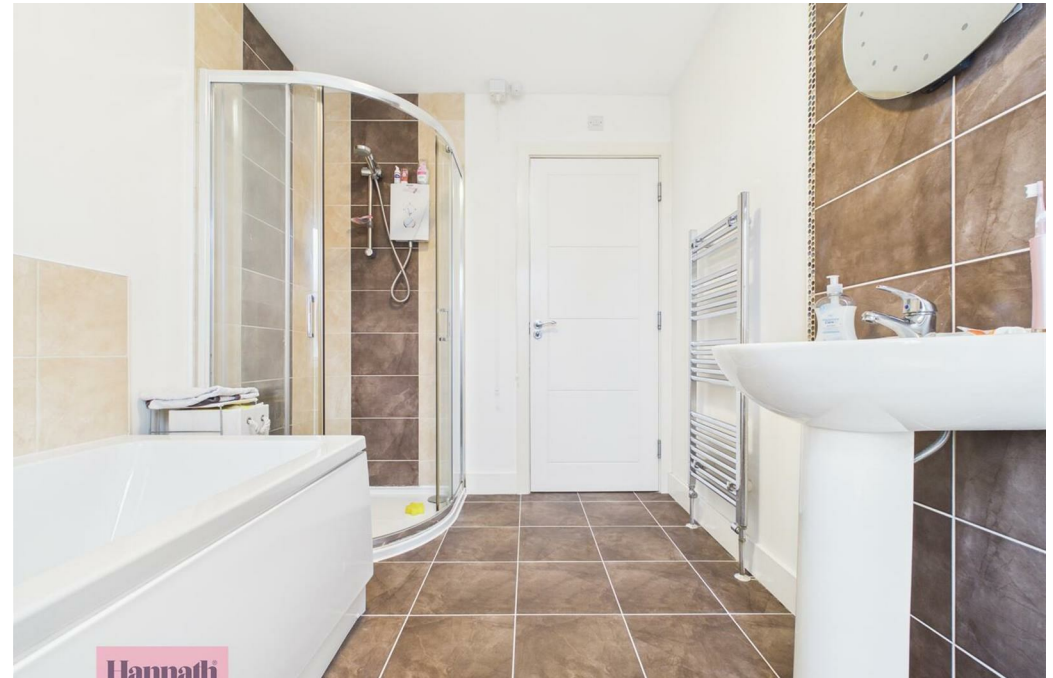
Offers Over £199,950

- 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		
(82 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	82	83
EU Directive 2002/91/EC		

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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

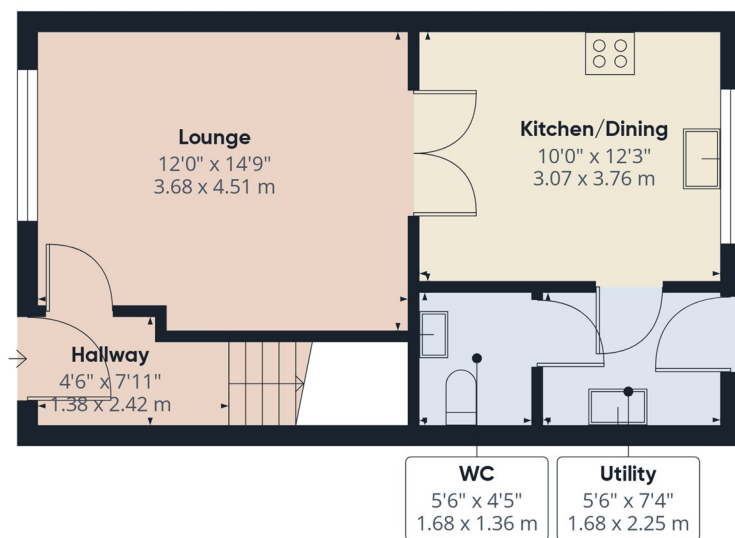
6' x 8'5"

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

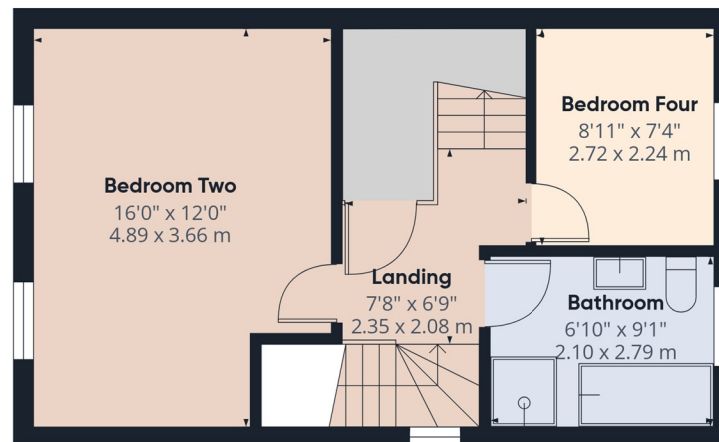
Bedroom Three

9'10" x 7'4"

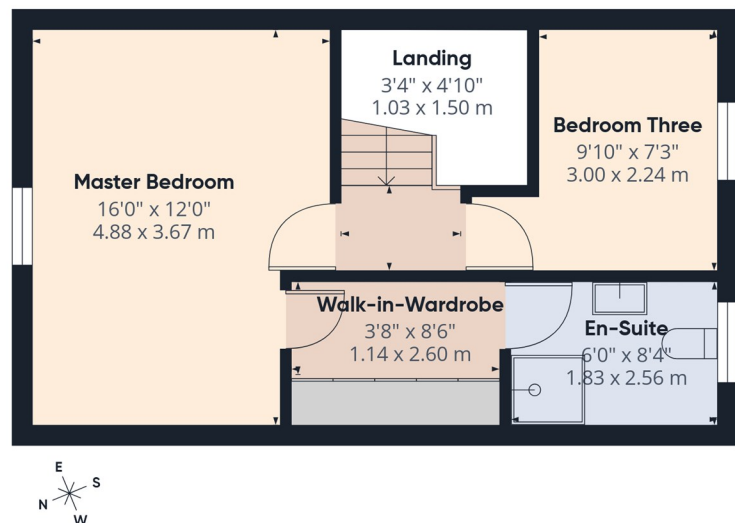
Carpet & radiator.



Ground Floor



Floor 1



Floor 2

Hannath®

Approximate total area⁽¹⁾

1201 ft²

111.5 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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