



## 74 Mullahead Road, Tandragee, Craigavon, County Armagh, BT62

Asking Price £259,950

- Three Bedroom Detached Bungalow
- Three Well Proportioned Bedrooms
- Large private site with countryside views
- Spacious lounge with a feature stove
- Three piece bathroom suite
- Situated within short driving range of Craigavon Area Hospital, Rushmere Shopping Centre, Craigavon Omniplex.
- Kitchen/Dining Area with an Array of Fitted Units and space for appliances
- Garden room with decking area

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 74 Mullahead Road, Craigavon BT62 2LB

Hannath Estate Agents are delighted to bring to the market this well presented three-bedroom detached bungalow, a true gem in the property market. As you step through the entrance, you are immediately greeted by an abundance of natural light that fills the spacious lounge. The kitchen/dining area features a range of high and low level fitted units, as well as space for appliances. The property boasts three well-proportioned bedrooms. The three piece bathroom suite is a luxurious addition. The garden room allows you to soak up the sunshine and enjoy the outdoors from the comfort of your own back garden. The large plot on which the bungalow is situated ensures that you have plenty of room to enjoy the outdoors, while the rear garden is well-enclosed, private and has stunning view across the countryside.



### **Entrance Hall**

22'10x5'9

Pvc front door, radiator, wooden flooring

### **Living Room**

13'11x12'0

Feature stove, radiator, wooden flooring

### **Kitchen**

11'5x10'10

Range of high and low level units, space for washing machine, integrated oven and extractor fan, tiled flooring

### **Dining/Sitting Room**

14'0x11'10

Feature stove, radiator, wooden flooring, space for American fridge freezer

### **Bathroom**

8'1x7'9

Three piece bathroom suite with shower over bath, wash hand basin, w.c., tiled floor and part tiled walls, radiator

### **Bedroom 1**

12'2x9'8

Wood laminate flooring, radiator

### **Bedroom 2**

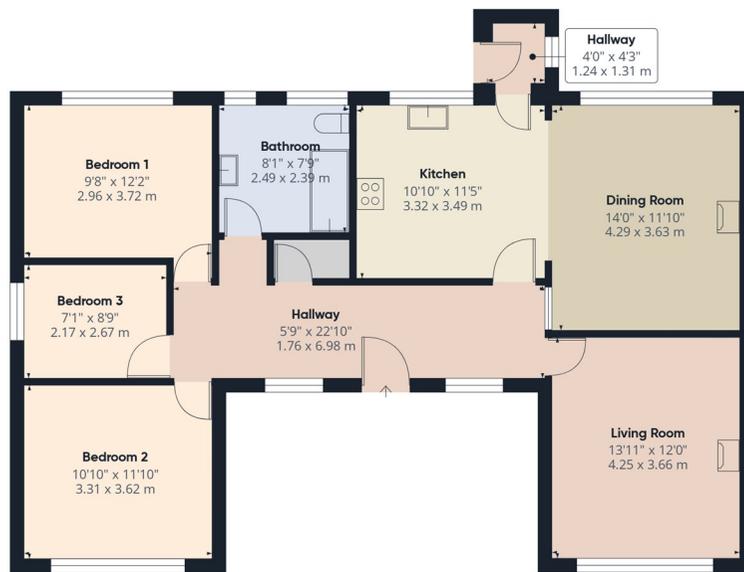
11'10x10'10

In carpet, radiator

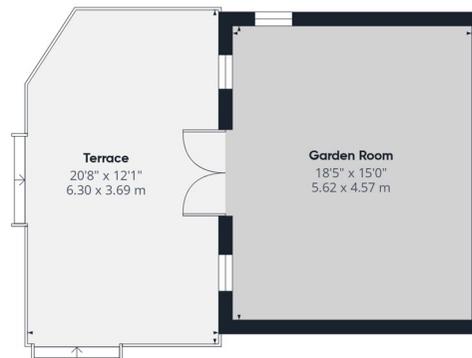
### **Bedroom 3**

8'9x7'1

Wood laminate flooring, radiator. built in surround



Ground Floor Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

1321 ft<sup>2</sup>  
122.8 m<sup>2</sup>

**Balconies and terraces**

245 ft<sup>2</sup>  
22.8 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.

**GIRAFFE360**