



## 14 Drumnagoon Meadows, Portadown, Craigavon, BT63 5FB

£189,950

- Modern three bedroom semi-detached home
- Downstairs WC and Utility Room
- Three piece bathroom suite
- Gas central heating
- Spacious lounge with gas fire
- Three well proportioned bedrooms on the first floor
- Beautifully decorated throughout
- Kitchen/Diner with range of integrated appliances
- Master bedroom with en-suite
- Off street parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	82
(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	

# 14 Drumnagoon Meadows, Craigavon BT63 5FB

Hannath are delighted to welcome to the market this beautifully-presented, three bedroom semi-detached property in Drumnagoon Meadows, Craigavon. Perfect for first time buyers or those wishing to downsize, the ground floor comprises of a spacious lounge with feature fireplace and gas fire, kitchen/diner with a range of integrated appliances, downstairs WC and utility room. The first floor benefits from three well proportioned bedrooms including a master with en-suite and three piece bathroom suite. The property is located in popular new build development which is situated within a short distance of a number amenities and transport links, including Craigavon Area Hospital, Rushmere Shopping Centre, Craigavon Lakes and the M1 motorway. 14 Drumnagoon Meadows is in excellent order throughout, offering bright and modern living spaces. Finished to the highest of standards, it is sure to appeal to an array of buyers.



### **Entrance Hall**

6'10x4'6

Composite pvc front door, tiled flooring, radiator

### **Living Room**

18'1x12'11

Feature wall shelved display with gas fire inset, wood laminate flooring, radiator, under stairs storage

### **Kitchen/Diner**

16'3x11'11

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

### **Utility Room**

6'1x5'3

Space for washing machine and tumble dryer, gas boiler, back door to rear, tiled flooring

### **Downstairs w.c.**

6'1x3'1

Wash hand basin, w.c., tiled flooring, radiator, panelled walls

### **Landing**

13'2x3'1

In carpet, hot press

### **Bedroom 1**

11'3x10'8

In carpet, radiator

### **En-Suite**

6'0x5'4

Three piece suite, Shower cubicle, wash hand basin, w.c., tiled flooring, part tiled walls, heated towel rail

### **Bedroom 2**

9'10x9'5

In carpet, radiator, built in wardrobes

### **Bedroom 3**

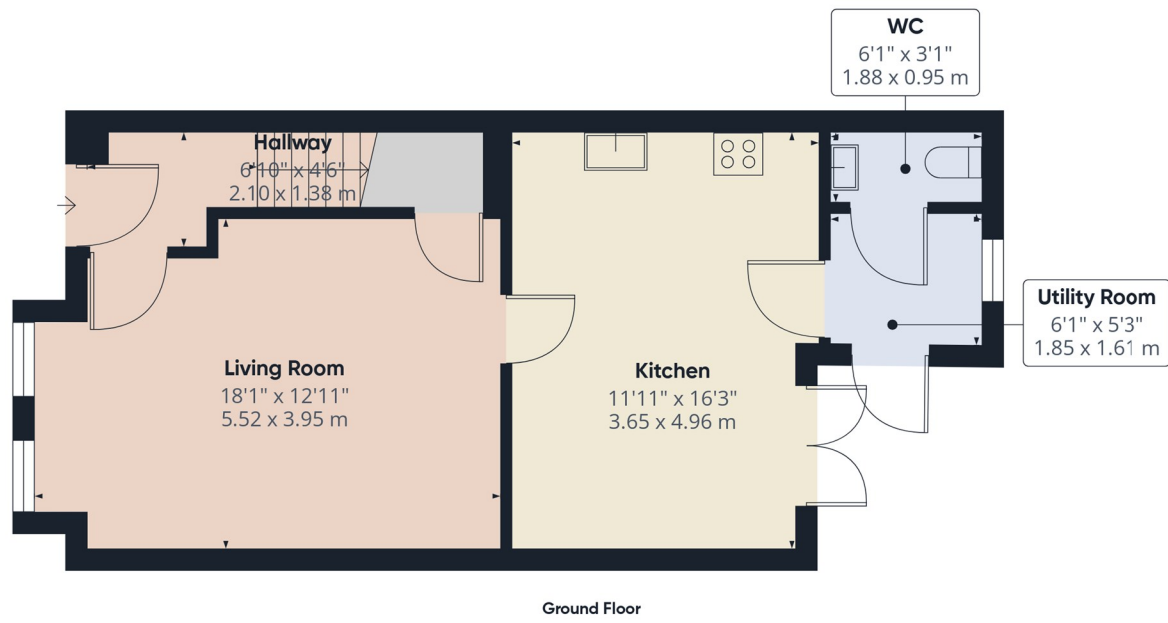
9'7x6'8

Built in slide robes and storage cupboard, in carpet, radiator

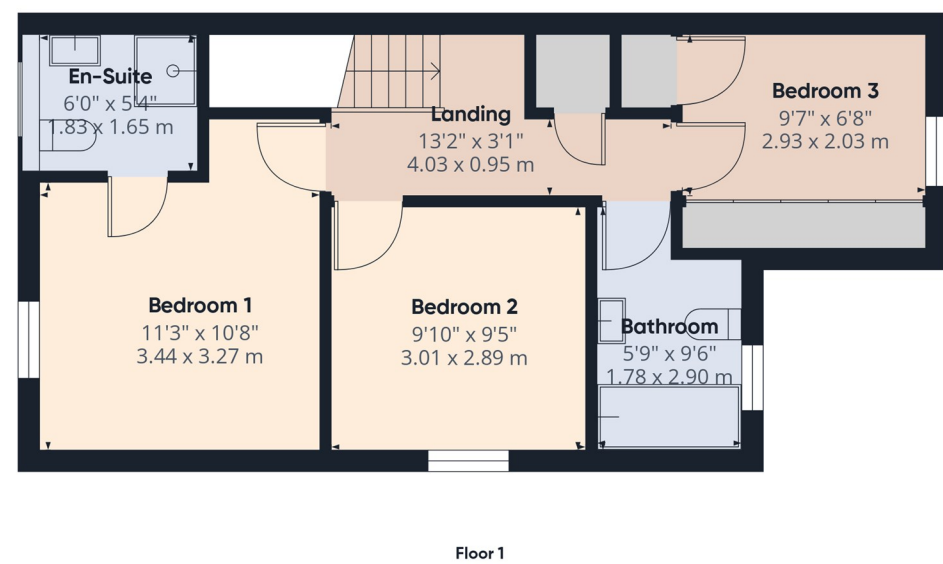
### **Bathroom**

9'6x5'9

Shower over bath, wash hand basin w.c., tiled floor and part tiled walls, heated towel rail



**Approximate total area<sup>(1)</sup>**  
979 ft<sup>2</sup>  
90.8 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.

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