



38 Upper Ramone Park, Portadown, Craigavon, Armagh, BT63 5TD

Offers In The Region Of £159,950

- Spacious four bedroom semi-detached house
- Three well proportioned bedrooms on the first floor
- Fully enclosed rear garden
- Popular residential area located a short drive from amenities and transport links. Located in a quiet cul-de-sac
- Two spacious reception rooms
- Three piece bathroom suite
- Gas central heating
- Kitchen with a range of fitted units
- Detached garage with roller door
- Off street private parking suitable for multiple cars

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	74
(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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Hannath are pleased to welcome to the market this versatile four bedroom semi-detached property, located in the popular residential area of Upper Ramone Park, Portadown. The spacious ground floor offers a kitchen with a range of fitted units, two reception rooms and a downstairs bedroom which could be used as an office. The first floor benefits from three well proportioned bedrooms and a three piece bathroom suite. Externally, buyers can avail of off street parking, along with a spacious, private and fully enclosed rear garden and access to a detached garage. Situated within walking distance to Portadown Town Centre, schools, shops and other amenities this home is an excellent choice for home buyers seeking both practicality and a great location.



Entrance Hall

8'8x8'2

PVC Front door, in carpet, radiator, storage cupboard

Living Room

16'5x11'6

In carpet, radiator

Bedroom 4/Office

7'11x7'6

In carpet, radiator

Dining Room

11'4x9'9

In carpet, radiator, pvc back door to rear

Kitchen

11'5x7'10

Range of high and low level units, built oven, space for fridge freezer and washing machine, radiator, pvc back door to rear

Landing

5'10x2'8

In carpet

Bedroom 1

13'5x9'6

In carpet, radiator, built in storage

Bedroom 2

11'6x9'9

In carpet, radiator

Bedroom 3

10'1x7'9

In carpet, radiator, built in storage

Bathroom

7'9x6'9

Three piece suite with shower cubicle, wash hand basin, w.c., in carpet, heated towel rail, tiled walls

Garage

16'11x9'8

Roller door, electric and light



Ground Floor

Approximate total area⁽¹⁾
715 ft²
66.4 m²

Reduced headroom
15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

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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