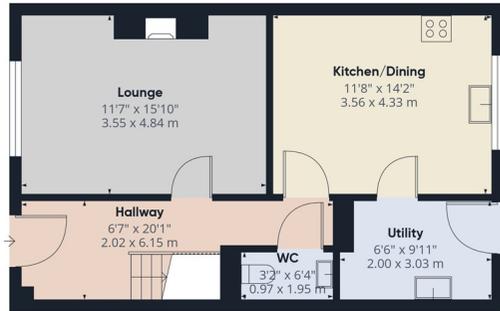


## 25 Madden Heights, Tandragee, Craigavon, County Armagh, BT62 £160,000

- Three Bedroom Townhouse Offering 1,160 sq.ft.
- Kitchen/Dining Area with High & Low Fitted Units & Integrated Appliances
- Two Further Well Proportioned Bedrooms
- Suitable for Co-Ownership
- Utility & Downstairs WC
- Three Piece Family Bathroom Suite
- Lounge with Wood Burning Stove
- Master Bedroom with Private En-Suite
- Viewing Strictly via Agent

**Hannath**



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
 1058 ft<sup>2</sup>  
 98.1 m<sup>2</sup>

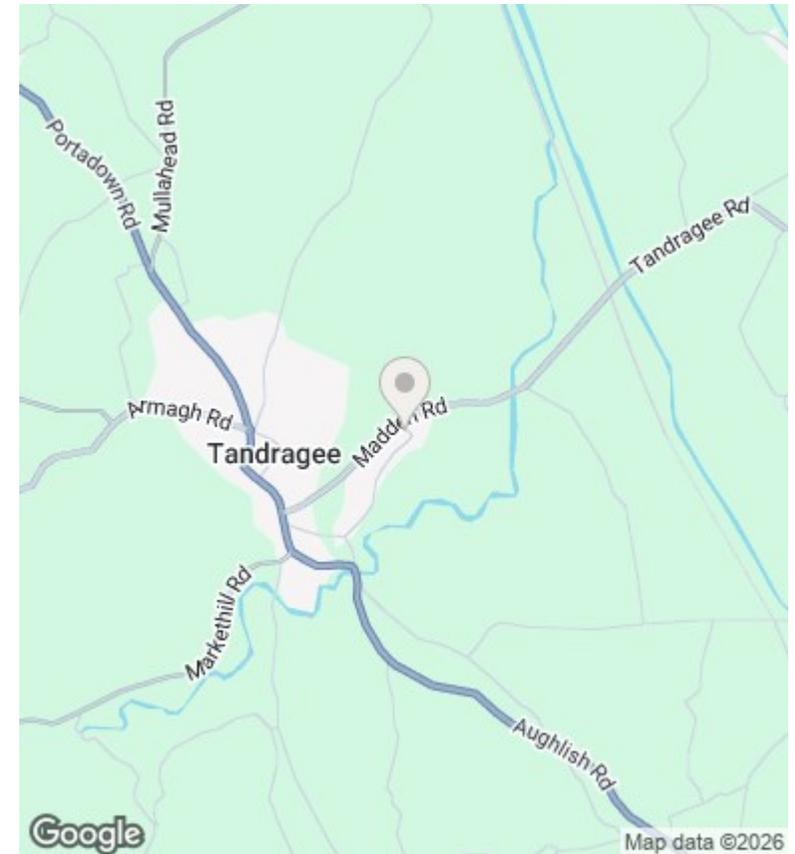
Reduced headroom  
 12 ft<sup>2</sup>  
 1.1 m<sup>2</sup>

(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.

GIRAFFE360



## Directions

## Viewings

Viewings by arrangement only. Call 02838 399911 to make an appointment.

## Council Tax Band

Northern Ireland

## EPC Rating:

C

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>	80	80
(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	