



## 25 Madden Heights, Tandragee, Craigavon, County Armagh, BT62 2GG

£160,000

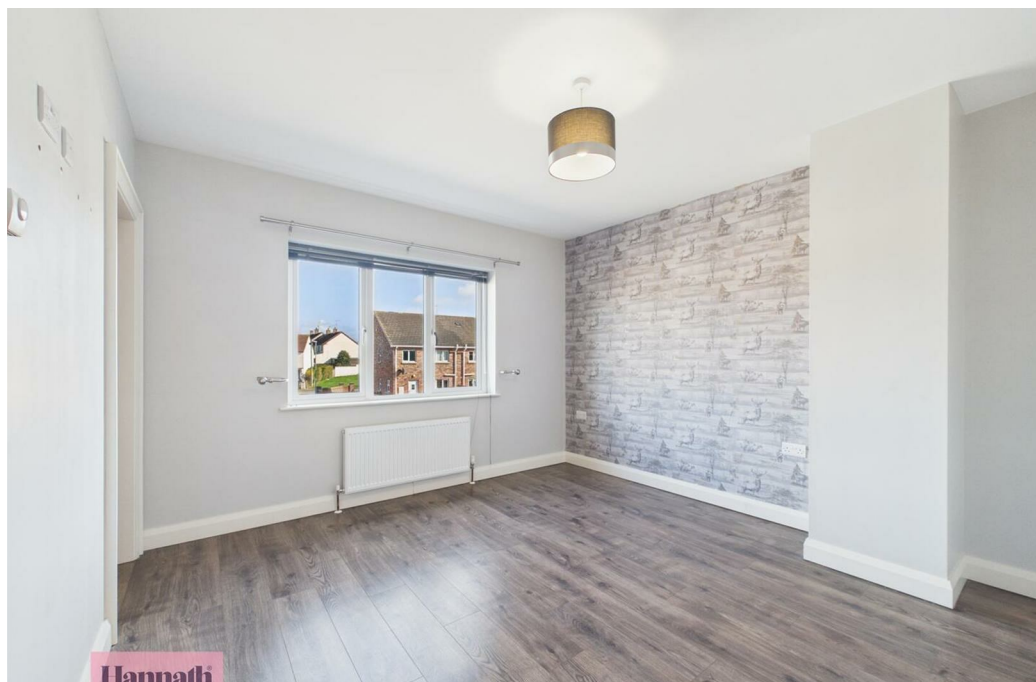
- Three Bedroom Townhouse Offering 1,160 sq.ft.
- Suitable for Co-Ownership
- Kitchen/Dining Area with High & Low Fitted Units & Integrated Appliances
- Utility & Downstairs WC
- Two Further Well Proportioned Bedrooms
- Three Piece Family Bathroom Suite
- Lounge with Wood Burning Stove
- Master Bedroom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

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

## 25 Madden Heights, Craigavon BT62 2GG

Hannath Estate Agents are delighted to present this three-bedroom town house. As you step inside, a lounge greets you, anchored by a wood burning stove. Flowing seamlessly from the lounge, the open-plan kitchen and dining area boasts a suite of high-level and low-level fitted units & integrated appliances. There is a utility and downstairs WC for added convenience.

Upstairs, the property continues to impress with a master bedroom with its own private en-suite, two further well proportioned double bedrooms & a three piece family bathroom suite.



### Hallway

6'7" x 20'1"

This welcoming hallway features a light, airy design with polished tiled flooring and a carpeted staircase leading to the first floor. The neutral walls enhance the sense of space, complemented by a radiator and a pendant ceiling light, creating a bright and inviting entrance.

### Lounge

11'7" x 15'10"

The lounge presents a spacious and bright living area with large front-facing windows that allow natural light to flood the room. It features dark wood-effect flooring and a central fireplace with a black hearth, providing a cosy focal point. Neutral walls and white skirting boards complete the timeless look, with a ceiling light fitting above and a radiator beside the window.

### Kitchen/Dining

11'8" x 14'2"

The kitchen and dining area enjoys a fresh and modern feel, with ample floor space finished in light, glossy tiles. It is fitted with light grey shaker-style cabinets, contrasting wood-effect worktops and white tiled splashbacks, alongside integrated appliances including an oven and extractor fan. A wide window overlooks the rear garden, flooding the space with natural light, while two wooden doors provide access to the utility room and hallway.

### Utility

6'6" x 9'11"

A handy utility room offers additional storage and workspace, with matching units to the kitchen, a tiled floor, and space for laundry appliances. It includes a door leading out to the rear garden for convenient access.

### WC

3'2" x 6'4"

The ground floor WC is a compact and practical space with tiled flooring, a pedestal sink, radiator and neutral walls, ideal for guests and convenience.

### Landing

10'4" x 12'3"

The landing at the top of the stairs offers access to all three bedrooms and the main bathroom. It is bright and carpeted with neutral walls, a white balustrade, and a radiator, creating a calm and airy space.

### Master Bedroom

11'8" x 12'7"

The master bedroom is a generously proportioned room with large windows to the front, allowing plenty of natural light. It features wood-effect flooring and neutral walls, with two wooden doors, one leading to a spacious en-suite shower room. The room provides a calm and restful retreat with ample space for bedroom furniture.

### En-Suite

6'6" x 4'3"

The en-suite shower room attached to the master bedroom is compact and functional, featuring a walk-in shower, toilet and sink. The room is tiled throughout with a heated towel rail adding a touch of convenience.

### Bedroom Two

11'8" x 9'11"

Bedroom Two is a bright and well-sized room with a large window, wood-effect flooring, and neutral walls. It offers enough space for bedroom furniture and storage, creating a comfortable and versatile space.

### Bedroom Three

6'6" x 9'11"

Bedroom Three is a smaller room, ideal as a single bedroom or study. It features wood-effect flooring, neutral paintwork, and a large window overlooking the rear, allowing in plenty of light. A charming butterfly print wallpaper on one wall adds a decorative touch.

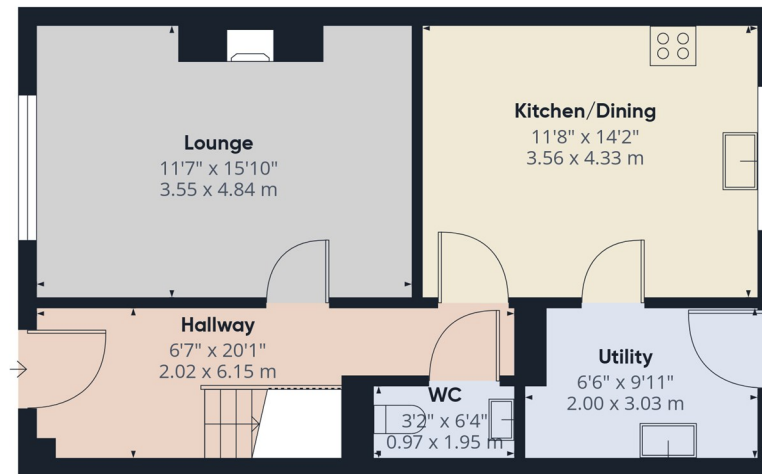
### Bathroom

7'9" x 7'0"

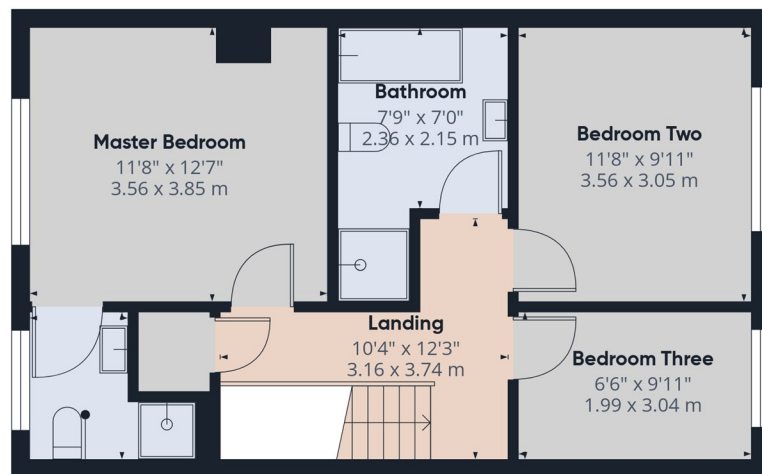
The family bathroom is finished to a modern standard with tiled flooring and walls around the bath area. It features a bath with shower attachment, toilet, and a heated towel rail, creating a practical and comfortable space.

### Rear Garden

The rear garden is fully enclosed with timber fencing and partly paved with a central path running through the middle of the lawn. The space offers privacy and a manageable outdoor area for gardening, relaxing or entertaining.



Ground Floor



**En-Suite**  
6'6" x 4'3"  
2.00 x 1.31 m



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.

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