



## 25 Cedar Wood, Bleary, Portadown, Armagh, BT63 5FS

£167,500

- Three bedroom mid townhouses property of approx 1022 sq ft
- Ground floor WC
- Oil fired central heating
- Ideal home for a first time buyer
- Spacious lounge with feature stove
- Master bedroom with ensuite
- PVC double glazed doors & windows
- Open plan kitchen/dining area with an array of fitted units and appliances
- Modern three piece bathroom suite
- Fully enclosed rear garden

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	

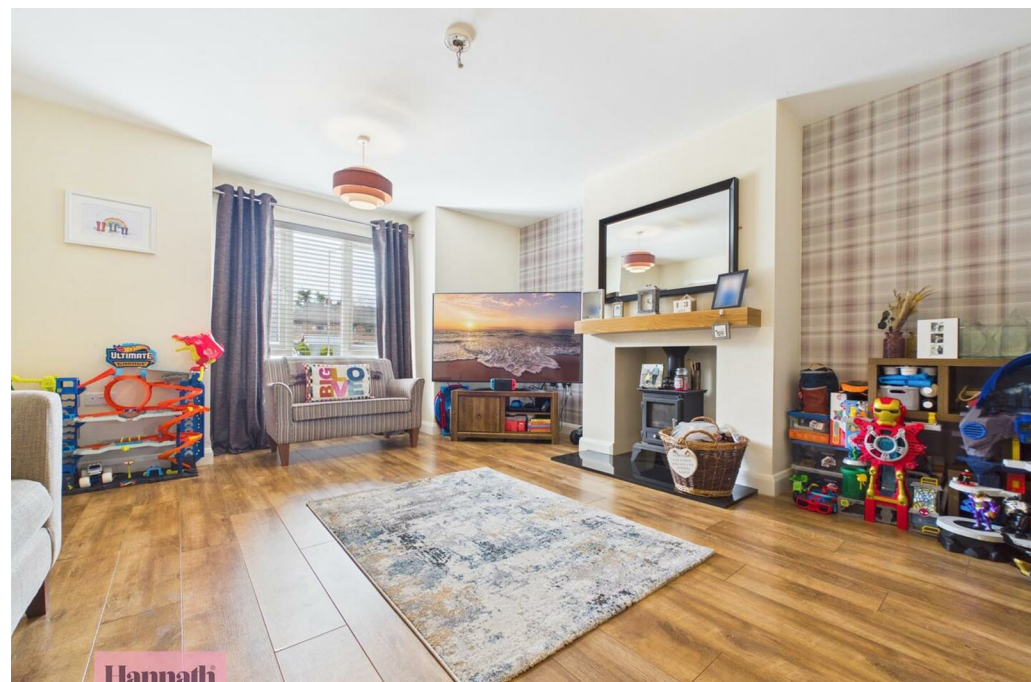
# 25 Cedar Wood, Portadown BT63 5FS

Hannath are delighted to welcome to the market this well proportioned modern three bedroom townhouse. It offers the ideal first step onto the ladder, ticking all the boxes for those buying their first home or a young family needing a great location.

With Rushmere Shopping Complex, the M1 Motorway, Portadown and Lurgan town centres close at hand Bleary is becoming a very popular location for those buying their first home.

The property has a large living room with feature stove, a kitchen with integrated appliances, a ground floor WC as well as three spacious bedrooms with the master offering an ensuite and built in wardrobe.

Early viewing comes highly recommended.



### Entrance Hall

7'7" x 2'10"

This welcoming entrance hall is bright and practical, featuring tiled flooring and a neutral palette that sets a fresh tone upon entry. A wooden stairway with a striped carpet runner leads comfortably to the upper floor.

### Living Room

14'4" x 14'6"

The living room is a spacious and inviting area, flooded with natural light from a bay window. Wooden flooring adds warmth and character, complemented by a traditional-style fireplace with a wood-burning stove and a timber mantelpiece. The room is comfortably laid out with ample space for seating and entertainment.

### Kitchen

11'7" x 13'2"

The kitchen is bright and modern with a clean, streamlined design. It features a range of units with integrated appliances, including an oven and space for a washing machine. Large windows overlook the garden, allowing for plenty of daylight. The space comfortably accommodates a dining table with seating for four, set against tiled flooring for practicality.

### WC

4'11" x 4'3"

A compact and neat WC on the ground floor features contemporary fittings including a pedestal basin and a toilet, finished with light tiling and a neutral décor for a fresh and clean feel.

### Landing

11'4" x 6'4"

The landing area on the first floor is carpeted with a striped runner and offers access to all bedrooms, the bathroom, and the stairs leading down. It is painted in a soft cream shade with natural light welcoming you in.

### Bedroom 1

11'8" x 14'11"

The master bedroom is a generously sized room with two windows that draw in ample natural light. It features wood-effect flooring and neutral walls, presenting a calm and restful atmosphere. There is plenty of space for a large bed and additional furniture, with a built-in wardrobe providing storage. The ensuite bathroom is fitted with a modern shower cubicle, wash basin, and toilet, finished in light tiles for a fresh look.

### Bedroom 2

11'1" x 11'1"

Bedroom 2 is a comfortable double room with wood-effect flooring and neutral walls, making it a versatile space for relaxing or working. A large window allows for natural daylight to fill the room, and there is space for freestanding furniture.

### Bedroom 3

7'8" x 6'5"

The third bedroom is a smaller room that works well as a child's bedroom or study. It features wood-effect flooring and a lively décor with patterned wallpaper and bright furnishings. A window allows natural light to stream in, making it a cheerful space.

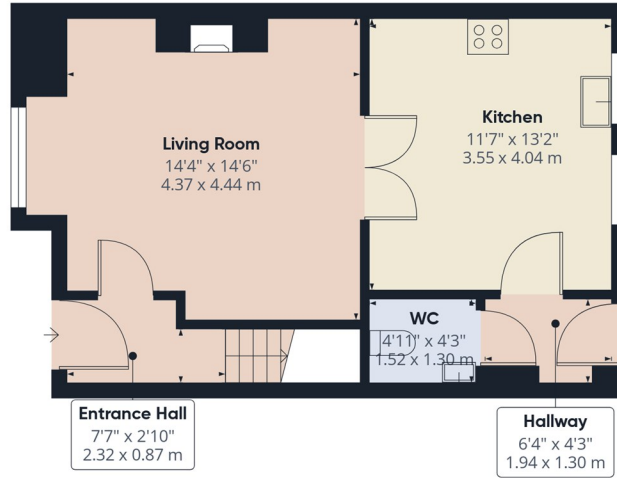
### Bathroom

6'3" x 6'3"

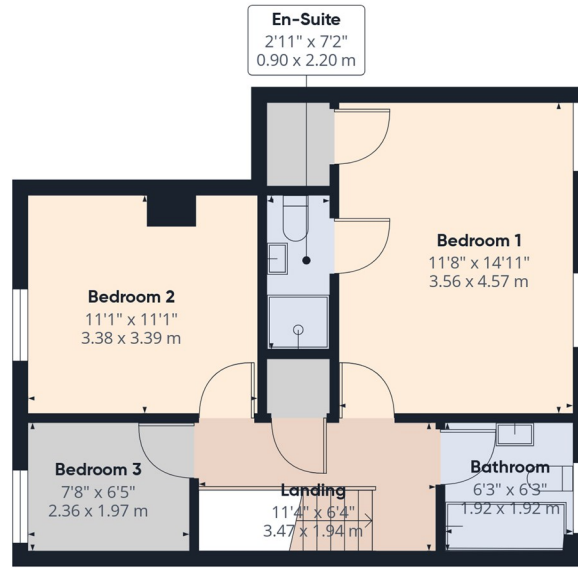
The family bathroom is bright and tiled in light neutral tones, featuring a white bath with shower, toilet, and pedestal basin. A frosted window allows natural light to enter while maintaining privacy. The overall look is clean and inviting.

### Rear Garden

The rear garden offers a generous, enclosed lawn space that is ideal for children or pets to play safely. It is bordered by wooden fencing and includes a paved pathway along one side, with ample room for outdoor activities and garden furniture.



Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
943 ft<sup>2</sup>  
87.4 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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