



## 11 Cedar Lodge, Portadown, Craigavon, BT63 5FR Offers Over £180,000

- Three Bedroom End Terrace Family Home
- Downstairs WC
- Three Piece Fully Tiled Family Bathroom Suite
- Lounge Featuring a Wood Burning Stove
- Master Bedroom with a Private En-Suite
- Situated Near Craigavon Area Hospital, Rushmere Shopping Centre, Craigavon Omniplex, South Lake Leisure Centre, Portadown Town Centre, Schools, Restaurants, Nightlife and Other Local amenities as well
- Large Open Plan Kitchen/Dining with an Array of Fitted Units and Integrated Appliances
- Two Further Well Proportioned Bedrooms
- Viewing Strictly via Agent

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

# 11 Cedar Lodge, Craigavon BT63 5FR

Hannath Estate Agents are delighted to welcome this three bedroom end terrace family home. Stepping inside, you're immediately greeted to a lounge which features a wood burning stove. The superb open-plan kitchen and dining area boasts an array of high & low fitted units and integrated appliances. For added practicality, the ground floor also conveniently hosts a well-appointed WC. Ascending to the first floor, there is a master bedroom complete with its own private en-suite, two further well-proportioned bedrooms & a three-piece fully tiled family bathroom suite beautifully completes the first-floor accommodation.



### **Lounge**

18'6" x 14'7"

Wooden floor, wood burning stove & bay window.

### **Kitchen/Dining**

11'8" x 13'4"

Tiled floor, high & low level units, integrated oven, extractor fan, dishwasher & fridge/freezer & radiator.

### **WC**

5'4" x 4'2"

Low flush WC, pedestal wash hand basin & tiled floor

### **Landing**

11'7" x 6'9"

Carpet. access to roof space & radiator.

### **Master Bedroom**

13'6" x 10'11"

Carpet & radiator.

### **En-Suite**

3' x 7'10"

Low flush WC, pedestal wash hand basin with tiled splashback & shower enclosure.

### **Bedroom Two**

11'8" x 10'9"

Carpet & radiator.

### **Bedroom Three**

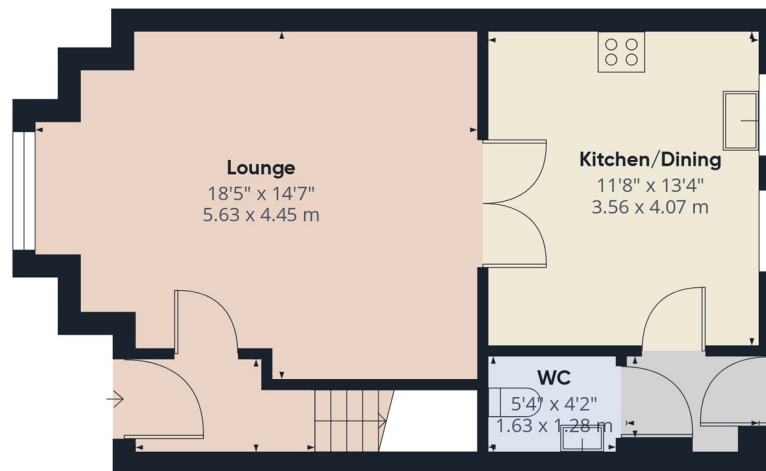
7'7" x 6'9"

Carpet & radiator.

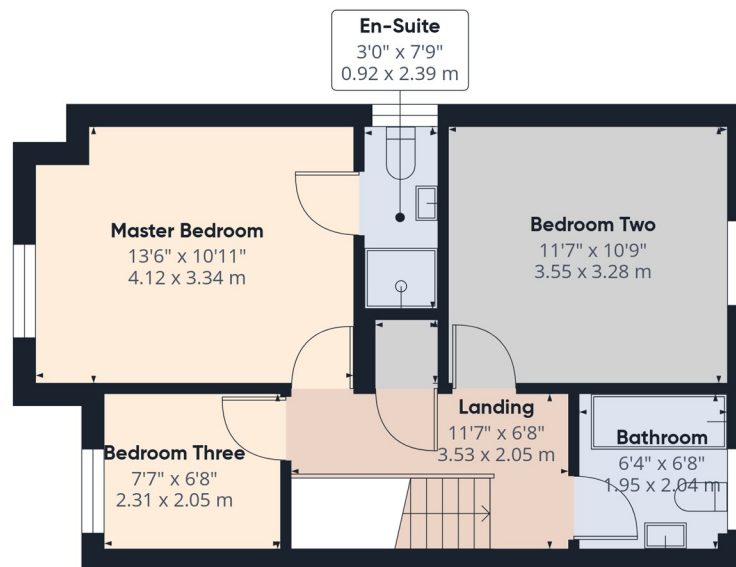
### **Bathroom**

6'5" x 6'8"

Three piece fully tiled family suite comprising of; bath, low flush WC & pedal wash hand basin



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
946 ft<sup>2</sup>  
87.7 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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