



22 Bachelors Park, Portadown, County Armagh, BT63 5QX

£174,950

- Three bedroom end townhouse
- Downstairs w.c.
- 4 piece bathroom suite
- Located in a quiet cul-de-sac
- Spacious lounge
- Master bedroom with en-suite
- Fully enclosed rear garden
- Kitchen/ Diner with a range of high and low level units
- Two further bedrooms
- Off street parking with tarmac driveway

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	78
(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	

22 Bachelors Park, Portadown BT63 5QX

Hannath are delighted to welcome this well presented three bedroom end townhouse home in a highly popular and convenient location with a spacious and private garden!

The property has been beautifully maintained by the current owners meaning this home is ready to move in straight away. The property boasts from having a large living room, master bedroom with en-suite, kitchen as well as ground floor WC.

The first floor has 3 good sized rooms as well as main 4 piece bathroom suite

Viewing comes highly recommended.



Hallway

6'8" x 3'8"

The hallway welcomes you with patterned tiled flooring and neutral walls. This space feels bright and inviting with simple, clean decoration.

Living Room

12'11" x 13'1"

The living room is a welcoming space featuring a wood burner set in a plain hearth, with two windows allowing natural light to fill the room. Wood laminate flooring

Kitchen

13'2" x 12'10"

Bright and spacious, the kitchen is finished with light cabinetry and under-counter lighting that highlights the clean work surfaces. It features a tiled floor for easy maintenance and is fitted with modern appliances including an oven and extractor fan.

Utility Room

4'2" x 5'10"

The utility room is compact and practical, with tiling that matches the kitchen and space for laundry appliances. It also has a door providing access to the outside, making it a convenient service area.

WC

3'2" x 9'5"

This WC is narrow and functional with a modern white suite including a toilet and basin, complemented by floor tiles and a window to the side allowing natural light.

Landing

6'8" x 9'9"

The landing upstairs is a bright and open space, carpeted in a soft neutral tone with white woodwork and bannisters. A window provides natural light, and it provides access to the bedrooms and bathrooms.

Bathroom

6'9" x 8'6"

The bathroom is modern and spacious, featuring a bath, separate shower cubicle, toilet, and sink. Contemporary tiling on the floor and walls adds a clean finish, along with a window for natural light and ventilation.

Bedroom 1

9'8" x 11'11"

Bedroom 1 is a comfortable double room with neutral carpeting and walls. It benefits from an en-suite shower room for added privacy.

En-suite

7'6" x 2'11"

The en-suite shower room off Bedroom 1 is compact and smartly finished, featuring a corner shower cubicle, basin with storage beneath, and a circular mirror above. The decor is simple and functional.

Bedroom 2

8'4" x 10'9"

Bedroom 2 is a well-proportioned room with neutral carpet and walls, offering a peaceful space for rest or study. It has a window that fills the room with natural light.

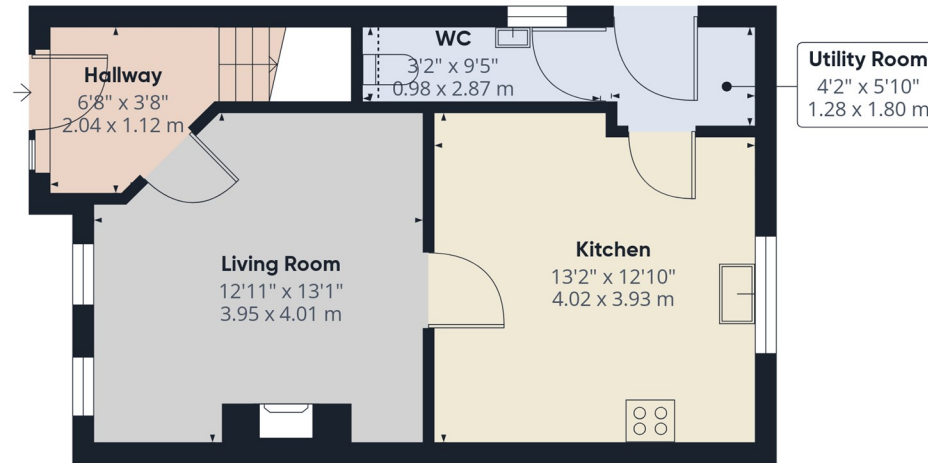
Bedroom 3

7'11" x 9'2"

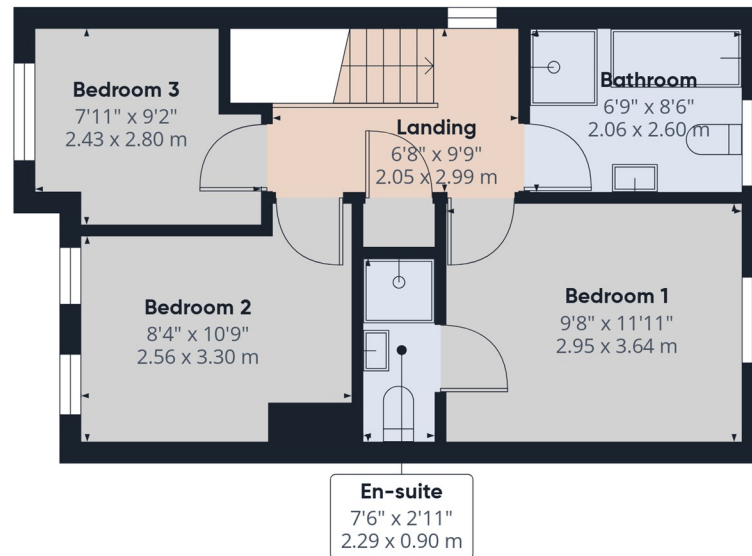
Bedroom 3 is a smaller double or single room, appointed with neutral tones and soft carpeting. It features a single window that allows daylight to brighten the space.

Rear Garden

The rear garden offers a generous lawn bordered by wooden fencing, providing a private and secure outdoor space. A paved patio area is ideal for outdoor seating or dining, making it a pleasant extension of the home for relaxing or entertaining.



Ground Floor



Floor 1



Approximate total area⁽¹⁾
 841 ft²
 78.1 m²

Reduced headroom
 2 ft²
 0.2 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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