



114 Westland Road, Portadown, Craigavon, County Armagh, BT62 4DJ

Asking Price £115,000

- Four Bedroom Townhouse
- Downstairs Bathroom
- Drive Way/Off Street Parking
- Lounge Featuring Multi Fuel Stove
- Four Further Well Proportioned Bedrooms with Built in Wardrobes
- Kitchen/Dining with an Array of Fitted Units and Integrated Appliances
- Gas Fired Central Heating

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

# 114 Westland Road, Craigavon BT62 4DJ

Hannath Estate Agents are delighted to welcome this four bedroom family home. Stepping inside, you're immediately drawn to an inviting lounge, which offers a multi fuel stove. The superb open-plan kitchen and dining area boasts an array of fitted units and integrated appliances. For added practicality, the ground floor also conveniently hosts a dedicated three piece family bathroom suite. Ascending to the first floor, there are four well-proportioned bedrooms with majority offering built in wardrobes.

Located off Loughgall Road, Portadown.



### **Living Room**

12'8" x 8'8"

The living room is a cosy space featuring a bay window that fills the room with natural light. It offers a warm focal point with a multi fuel stove. The room's wooden flooring and soft furnishings create a welcoming atmosphere, perfect for relaxation.

### **Kitchen/Dining**

12'10" x 8'11"

The kitchen/dining area is well-appointed with wooden cabinetry and ample counter space. A window overlooks the rear garden, allowing plenty of daylight to brighten the room.

### **Bathroom**

6'7" x 5'5"

The bathroom is neatly presented with a modern white suite including a bath, toilet, and sink with a vanity unit. The tiled floor and walls add a clean and fresh feel, while a window provides natural light and ventilation.

### **Hallway**

6'9" x 14'10"

The hallway is finished with dark floor tiles that provide a durable and stylish entry to the home. It includes a stairway leading to the first floor.

### **Master Bedroom**

12'0" x 10'9"

The master bedroom is a generous room with soft carpeting and a wide window that lets in plenty of light. It features built-in wardrobes.

### **Bedroom Two**

10'4" x 9'6"

Bedroom Two is a well-sized room with neutral tones and carpeting, illuminated by a window that faces outside. It offers built-in storage space.

### **Bedroom Three**

6'6" x 10'9"

Bedroom Three is a cosy room with a window that allows natural light to enter.

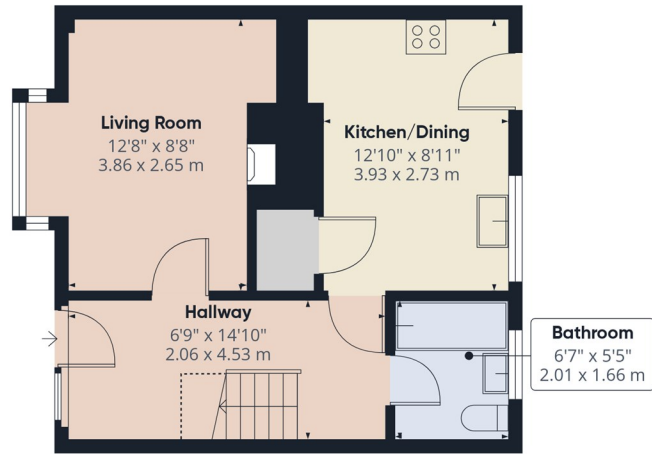
### **Bedroom Four**

10'8" x 6'6"

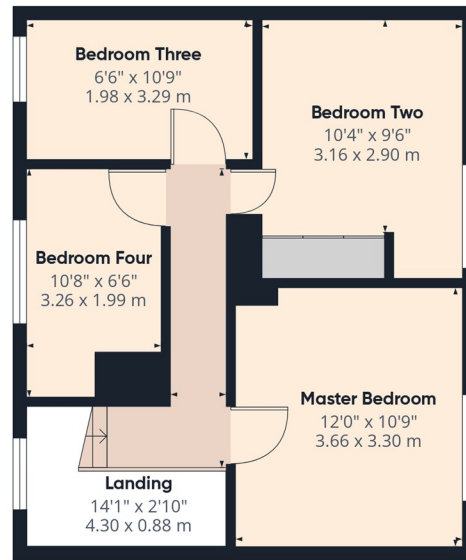
Bedroom Four features built-in storage and a window providing natural light.

### **Rear Garden**

The rear garden offers a outdoor space with a lawn and paved patio area. It is enclosed by fencing and includes some mature shrubs.



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
837 ft<sup>2</sup>  
77.6 m<sup>2</sup>

Reduced headroom  
18 ft<sup>2</sup>  
1.6 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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