



7 Drumford Close, Portadown, BT63 5RQ

£190,000

- Three Bedroom Semi-Detached Family home
- Large Lounge
- Modern Kitchen/Dining with an Array of Sleek Fitted Units and Integrated Appliances
- Utility Area & Downstairs WC
- Master Bedroom with Walk-in-Wardrobe
- Two Further Well Proportioned Bedrooms
- Four Piece Partially Tiled Family Bathroom 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
- Viewing Strictly via Agent

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		83	83
(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	

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Hannath Estate Agents are delighted to welcome this three bedroom semi-detached family home. Stepping inside, you're immediately drawn to an inviting lounge. The superb open-plan kitchen and dining area boasts an array of sleek, modern fitted units and integrated appliances. For added practicality, the ground floor also conveniently hosts a dedicated utility area and a well-appointed WC. Ascending to the first floor, there is a master bedroom complete with its own walk-in-wardrobe, two further well-proportioned bedrooms & a stylish four-piece family bathroom suite beautifully completes the first-floor accommodation.

Located off Drumnagoon Road, Portadown.



Hallway

6'8" x 5'1"

Light flows into the welcoming hallway, which features a stylish tiled floor. The hallway leads into the living room and provides access to the staircase ascending to the first floor.

Living Room

15'4" x 13'1"

This living room is bright and spacious, with a large window allowing natural light to fill the space. Contemporary wood-effect flooring complements the neutral walls, and a modern wall-mounted electric fireplace adds a focal point.

Kitchen/Dining

12'11" x 16'7"

The kitchen and dining area is generously proportioned, featuring a practical tiled floor and sleek wood-effect cabinetry with integrated appliances. A large window and a door to the exterior bring in plenty of daylight, creating a bright, airy atmosphere. There is a utility area also.

WC

7'9" x 3'0"

There is a wash basin set on a wooden cabinet with a decorative tiled splashback and a radiator beneath.

Landing

9'5" x 6'5"

The landing at the top of the stairs benefits from natural light through a window, with a neutral carpeted floor and white walls creating a calm, open space connecting the bedrooms and bathroom.

Master Bedroom

10'8" x 9'10"

This master bedroom is comfortably sized with a large window

overlooking the exterior. It has a soft carpeted floor and white walls. An adjoining walk-in wardrobe provides ample storage and adds to the room's functionality.

Walk-in Wardrobe

4'5" x 6'9"

The adjacent walk-in wardrobe is carpeted and painted in neutral tones, providing generous hanging space for clothes and storage, connected directly to the master bedroom for convenience.

Bedroom Two

12'11" x 8'2"

Bedroom two is a bright and airy room with a window that fills the space with natural light.

Bedroom Three

9'6" x 8'0"

Bedroom three offers a good-sized space.

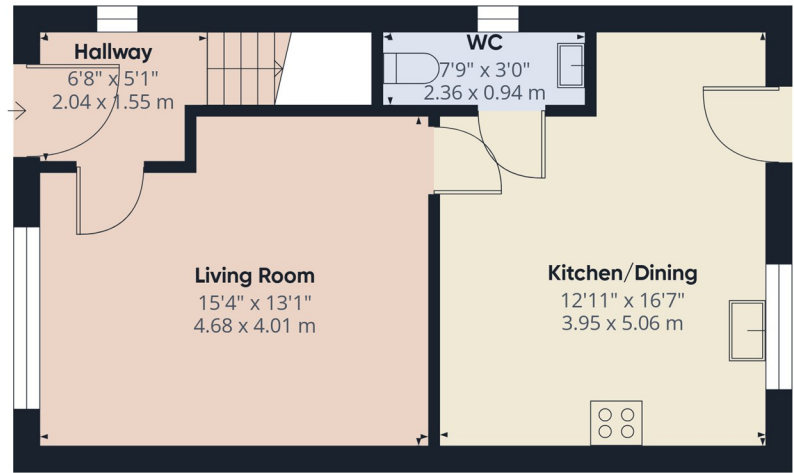
Bathroom

8'10" x 6'5"

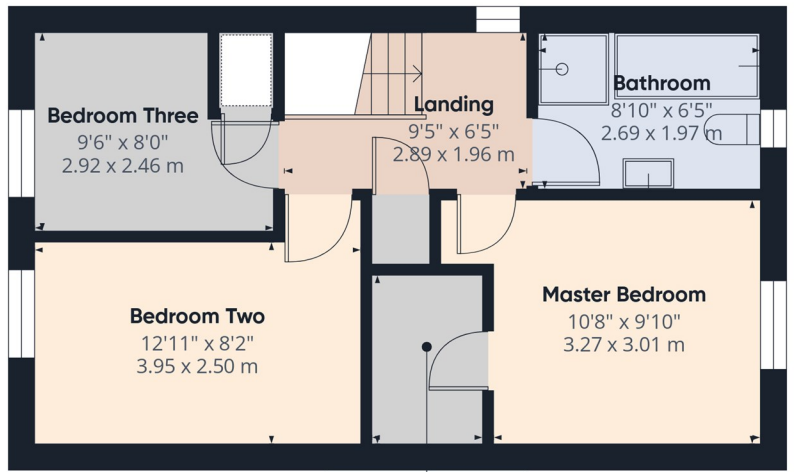
The bathroom is fitted with a white suite comprising a bathtub, separate shower enclosure, toilet, and basin. The room is decorated with a mix of neutral wall tiles and painted surfaces, with a window that brings in natural light.

Rear Garden

The rear garden is neatly enclosed with fencing and is mostly laid to a well-maintained artificial lawn.



Ground Floor



Floor 1



Approximate total area⁽¹⁾
898 ft²
83.4 m²

(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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