



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
- Putting Green Professionally Installed, Fast Surface & Chipping Areas Around the Green
- 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

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

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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. Externally, there is a low maintenance fully enclosed rear garden that also offers a putting green that was professionally installed, fast surface & chipping areas around the green.

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.

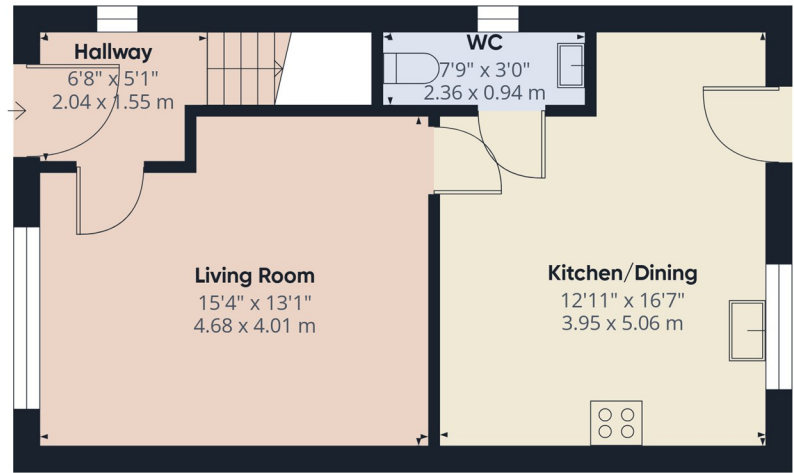
Bathroom

8'10" x 6'5"

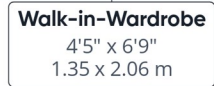
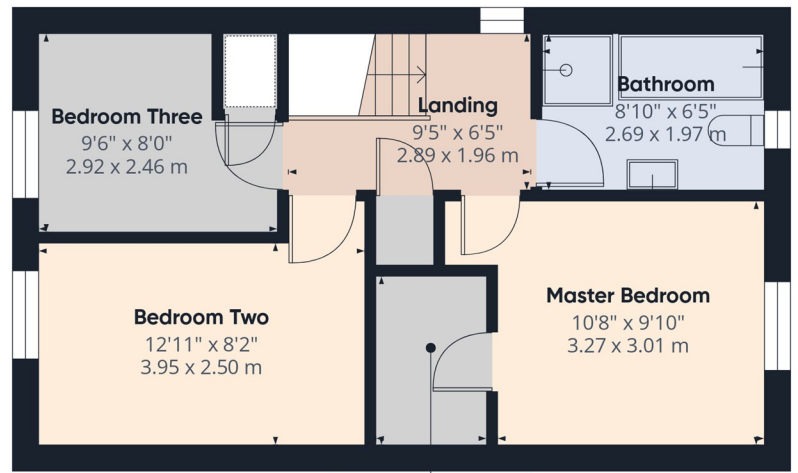
The bathroom is fitted with a white suite comprising a bathtub, separate shower enclosure, toilet, and basin. The room is decorated with a mix of neutral wall tiles and painted surfaces, with a window that brings in natural light.

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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