



30 Lacehill Park, Portadown, Craigavon, Armagh, BT62 4FB

£174,950

- Semi-detached family home of approx 1001 sq ft
- Living room with multi-fuel stove
- Spacious kitchen/diner with an array of high and low level units
- Downstairs W.C
- Master Bedroom with ensuite
- Two further well proportioned first floor bedrooms
- Three piece bathroom suite
- Fully enclosed rear garden
- Gas central heating
- Early viewings come highly recommended

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	82	82
(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 are delighted to welcome this well presented semi-detached family home. Located in the popular development of Lacehill Park, this property benefits from a living room with multi-fuel stove, spacious kitchen/diner with a range of integrated appliances, downstairs W.C, the first floor offers three well proportioned bedrooms including a master and a three piece bathroom suite. Externally, there is a fully enclosed rear garden and off street parking.

Conveniently located within walking distance to Portadown Town Centre, local schools and other amenities. Early viewings come highly recommended.



Hallway

16'1" x 6'7"

A welcoming hallway offers a light and airy entrance with tiled flooring.

Living Room

17'9" x 10'10"

The living room is a cosy retreat featuring a wood-burning stove framed by a traditional hearth, enhancing the sense of space and warmth. Neutral walls and soft carpeting complement the natural light streaming through the bay window, creating a perfect setting for relaxation or entertaining.

WC

6'1" x 2'11"

The guest WC offers a practical space with tiled flooring, a radiator, and a simple, clean design that includes a toilet and washbasin, tucked neatly under the stairs.

Kitchen

10'9" x 17'10"

The kitchen is a bright, open-plan space ideal for dining and casual living. It features, integrated appliances, and ample storage. The tiled flooring and large windows ensure a bright atmosphere, while the dining table and sitting area provide a comfortable spot for meals and relaxation. French doors open out to the rear garden, extending the living space outdoors.

Landing

8'9" x 6'5"

The landing gives access to the bedrooms and bathrooms, featuring a neutral carpet and a window that fills the space with natural light.

Bedroom 1

10'8" x 10'11"

Bedroom 1 is a well-proportioned double room with soft carpeting

and fitted wardrobes that provide excellent storage. The room benefits from natural light through a large window and has access to an en-suite shower room for added convenience.

En-Suite

5'4" x 5'6"

The en-suite bathroom features a modern shower, a washbasin, and a toilet, all finished with neutral tiling and flooring for a fresh and clean look.

Bedroom 2

10'4" x 9'1"

Bedroom 2 is a comfortable double room with carpeting and a window that fills the room with natural light. It offers a calm and restful space suitable for various uses.

Bedroom 3

10'4" x 8'8"

Bedroom 3 is a cosy room currently used as a study, featuring a desk and fitted storage. Light carpet and a window overlooking the outside complete this bright and practical space.

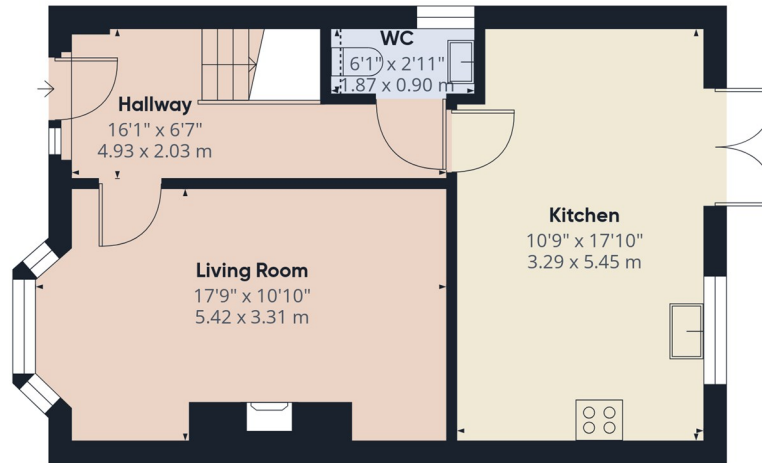
Bathroom

7'1" x 6'4"

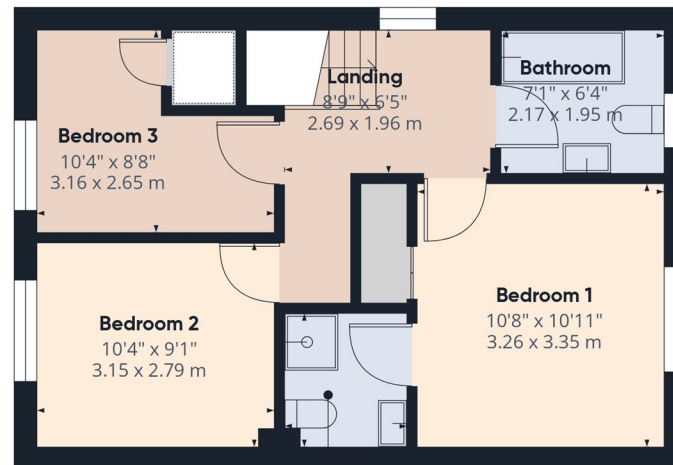
The family bathroom is finished with contemporary tiling and includes a bathtub with shower, a wall-mounted washbasin, and a toilet. A window provides natural light and ventilation, creating a bright and fresh atmosphere.

Rear Garden

The rear garden is a generous, fully enclosed outdoor space, mostly laid to decking which is ideal for outdoor dining and relaxing.



Ground Floor



Floor 1



Approximate total area⁽¹⁾
909 ft²
84.6 m²

Reduced headroom
1 ft²
0.1 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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