



12 Ardmore Crescent, Portadown, Craigavon, BT62 4DU

£144,950

- Three Bedroom Semi-Detached Family home with Integral Garage
- Utility Area & Downstairs WC
- Integral Garage (11'0" x 16'5")
- Large Lounge with Open Fireplace
- Three Well Proportioned Bedrooms
- 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
- Kitchen/Dining with an Array of High & Low Fitted Units and Integrated Appliances
- Three Piece Fully Tiled Family Bathroom Suite
- Viewing Strictly via Agent

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	42	
(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 with an integral garage. Stepping inside, you're immediately drawn to an inviting lounge with an open fireplace. The kitchen and dining area boasts an array of high & low 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 are three well-proportioned bedrooms & a fully tiled three-piece family bathroom suite beautifully completes the first-floor accommodation.

Located off Loughgall Road, Portadown.



Entrance Hall

5'2" x 6'1"

The entrance hall features wooden panelled walls and doors with glass inserts. The hallway continues with a patterned carpet and a traditional wooden staircase with a polished banister, leading to the upper floor.

Living Room

12'2" x 11'6"

The living room is a spacious and comfortable area, offering a large window that fills the room with natural light. It features a classic fireplace as a central focal point.

Kitchen

9'0" x 11'0"

The kitchen is fitted with warm wood cabinetry and complementary tiled walls. It enjoys a light atmosphere thanks to large windows and a glazed door that opens to the rear garden.

Utility Room

9'4" x 13'1"

This room is a flexible space with wood-effect flooring and plenty of natural light from a large window. It has fitted kitchen units and plumbing for utility appliances, making it ideal as a utility room. A door leads outside, providing practical access to the rear garden.

Landing

7'5" x 9'2"

The first-floor landing is bright and airy with a large window allowing daylight to flood in. It is carpeted with a patterned design consistent with the stairs and hallway below. Doors lead off to the bedrooms and bathroom.

Master Bedroom

10'10" x 10'3"

The master bedroom is a cosy and practical room with a large window and neutral décor. There is fitted storage space.

Bedroom Two

9'1" x 10'10"

Bedroom Two offers a comfortable, light-filled space with a large window and neutral décor. It features fitted wardrobes.

Bedroom Three

9'1" x 7'9"

Bedroom Three is a smaller bedroom featuring a window that brings in natural light.

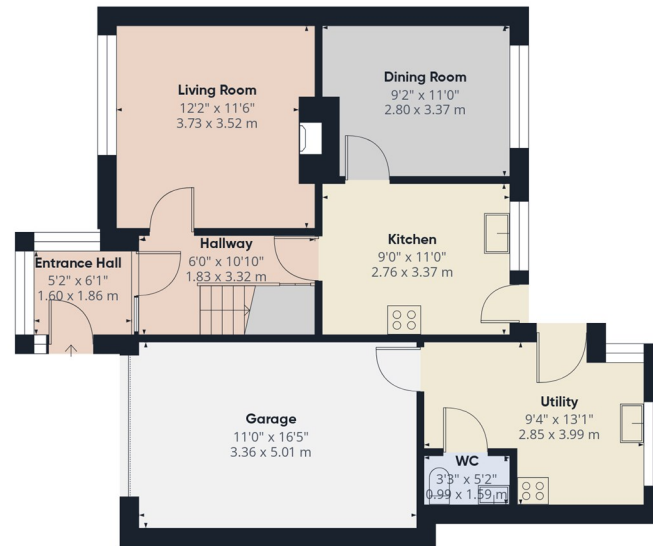
Bathroom

7'5" x 5'11"

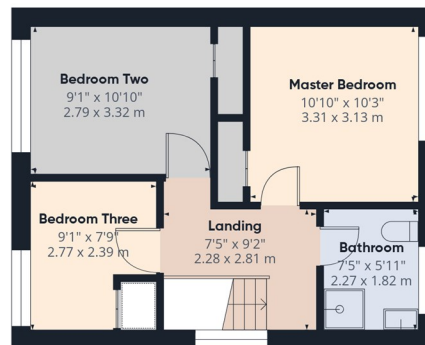
The bathroom is fitted with modern fixtures including a corner shower, toilet, and wash basin. It is fully tiled, with a frosted window that ensures privacy while letting in natural light.







Ground Floor



Floor 1



Approximate total area⁽¹⁾

1153 ft²
107 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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