



14 Village Walk, Portadown, BT63 5TL

£129,950

- Two Bedroom Semi-Detached Bungalow
- Two Well Proportioned Double 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
- Lounge with Feature Fireplace
- Three Piece Family Bathroom Suite
- Viewing Strictly via Agent
- Kitchen/Dining Area with High & Low Fitted Units & Integrated Appliances
- Ideal for Investors - Sitting Tenant Contracted until April 2027

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	65
(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 two bedroom semi-detached bungalow. Stepping inside, you're immediately drawn to an inviting lounge with feature fireplace. The kitchen and dining area boasts an array of high & low fitted units and integrated appliances. There are two well-proportioned bedrooms & a three-piece family bathroom suite.



Living Room

10'6" x 13'11"

It features a charming fireplace with a wooden mantel as its focal point, surrounded by neutral walls and plush carpeting that add warmth and comfort.

Kitchen/Dining

14'7" x 12'1"

Generously proportioned and inviting, the kitchen/dining room is fitted with classic wooden cabinetry and light flooring. The kitchen includes integrated appliances set beneath a large window that brings in plenty of daylight.

Master Bedroom

10'8" x 11'5"

A large window fills the space with natural light.

Bedroom Two

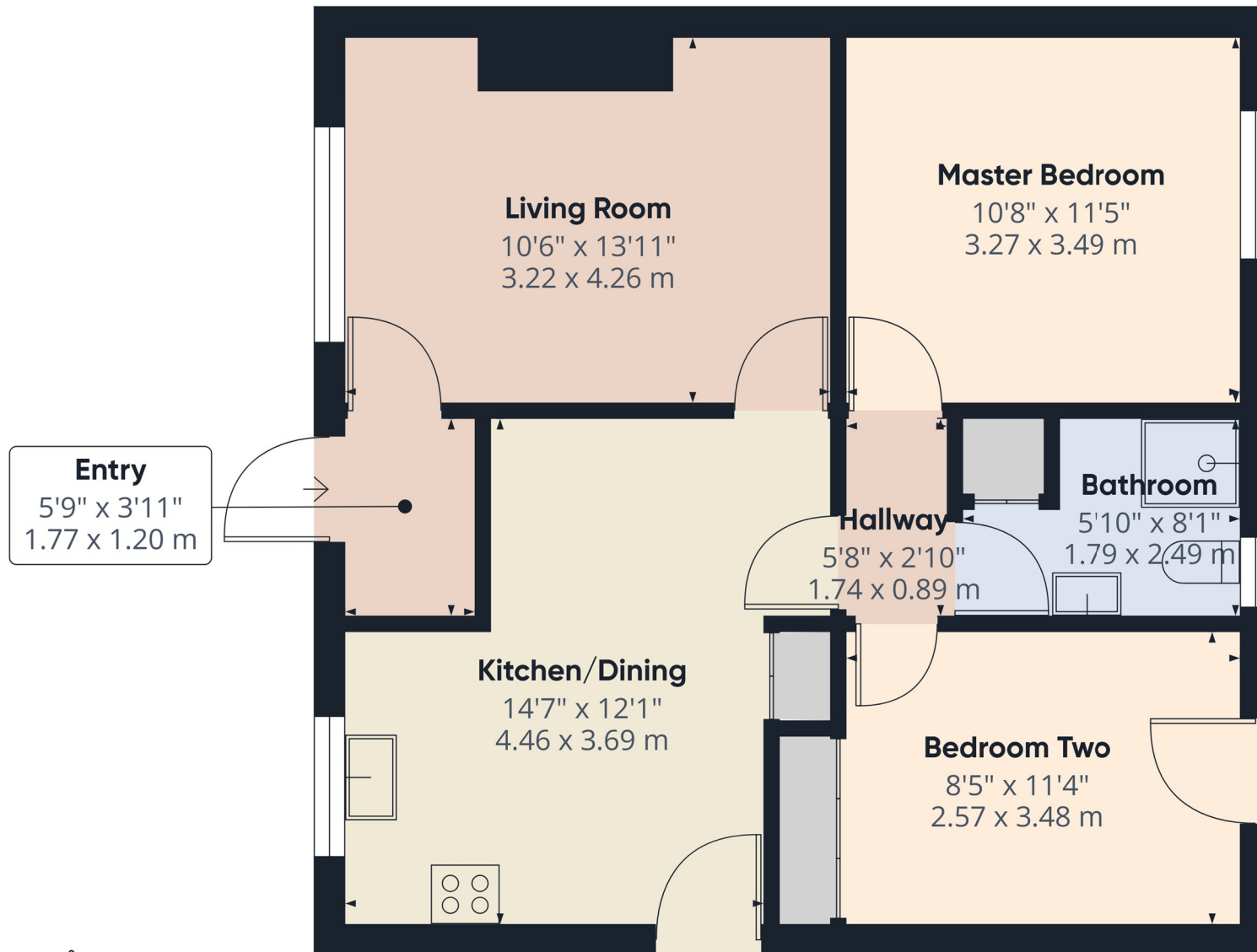
8'5" x 11'4"

Bedroom Two is a cosy and well-lit room with neutral decor and carpeted flooring.

Bathroom

5'10" x 8'1"

The bathroom is fitted with a modern white suite, including a corner shower enclosure, a pedestal basin, and a WC.



Approximate total area⁽¹⁾
626 ft²
58.1 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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