



33 Laurel Drive, Laurelvale, Portadown, County Armagh, BT62 2PP

£164,950

- Excellent starter home
- Fitted kitchen with range of units leading to dining area with patio door to rear
- Oil fired central heating
- Ideal for first time buyers or young families
- Three bedroom semi detached home
- Master bedroom with ensuite and built in storage
- PVC double glazed windows and doors
- Lounge with feature stove
- Three piece bathroom suite
- Detached Garage

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 63 | 72 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| Northern Ireland | | EU Directive 2002/91/EC | |

33 Laurel Drive, Portdaown BT62 2PP

Hannath are delighted to bring to the market this impressive three bedroom chalet style semi detached property. The ground floor consists of a spacious living room and an inviting open plan kitchen/diner, perfect for entertaining family and friends. The first floor consists of 3 well proportioned bedrooms, master with en-suite and main family bathroom.

Located in the quiet village of Laurelvale this three bedroom semi-detached home is the ideal property for young families and first time buyers alike. Early viewing is highly advised.



Hallway

14'6" x 7'0"

The entrance hall offers a bright and welcoming space, featuring tiled flooring, pvc front door and glazed side panel that fills the area with natural light.

Living Room

14'8" x 13'1"

This light and inviting living room features wooden flooring and a focal fireplace with a wood-burning stove, perfect for cosy evenings. Large windows provide plenty of natural light, creating a warm and comfortable atmosphere, complemented by neutral walls and soft furnishings.

Dining Room

9'10" x 9'9"

The dining room offers a lovely space for family meals with tiled flooring that continues from the kitchen. It benefits from French doors opening onto the rear garden, bringing in natural light and easy access to outdoor dining or entertaining.

Kitchen

9'8" x 10'5"

The kitchen is well-appointed with a range of white units providing ample storage, complemented by dark tiled flooring and light walls. It includes integrated appliances and a window over the sink looking out to the garden. An archway connects this space to the dining room, allowing for a natural flow between cooking and dining areas.

Landing

5'10" x 5'10"

At the top of the stairs, the landing area is neatly presented with light carpeting and neutral walls, providing access to the bedrooms and bathrooms.

Bedroom 1

9'8" x 11'3"

Bedroom 1 is a cosy double room featuring a large window allowing in

plenty of natural light. It is neutrally decorated and carpeted, with ample space for bedside tables and storage furniture. This bedroom boasts an en-suite shower room for added convenience.

En-Suite

2'11" x 7'4"

The en-suite shower room off Bedroom 1 is compact yet practical, with tiled walls and a fitted shower enclosure, pedestal wash basin, and w.c.

Bedroom 2

11'5" x 10'8"

Bedroom 2 is a generous double room, carpeted for comfort. A large window provides natural light and a pleasant view.

Bedroom 3

11'4" x 9'7"

Bedroom 3 offers a versatile space that can be used as a single bedroom or study. It is carpeted and benefits from a Velux window that fills the room with natural light.

Bathroom

6'9" x 6'10"

The main family bathroom features a white suite comprising a bath, pedestal wash basin and toilet. Walls are part tiled around the bath and sink area, with wood effect tiled flooring adding warmth. A frosted window provides natural light and privacy.

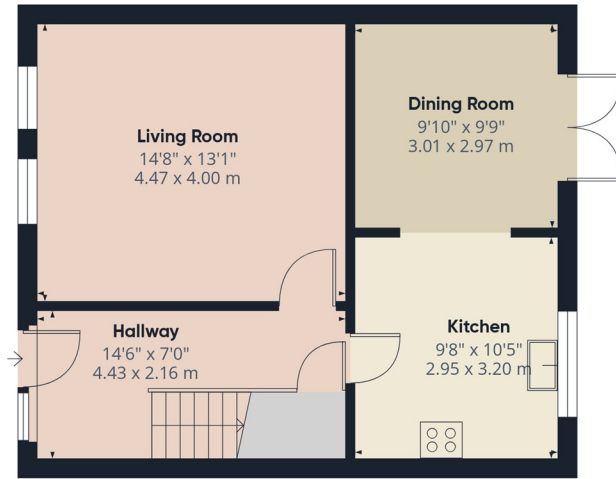
Garage

15'7" x 11'11"

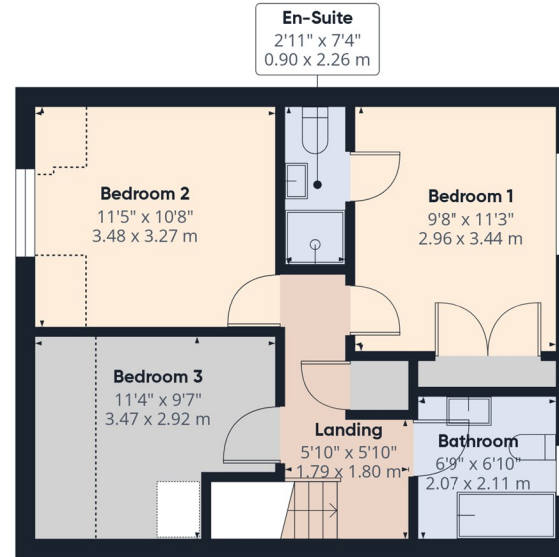
The garage is of a good size, with space for additional storage. It features a door to the rear garden and a small WC with a wash basin, practical for busy homes.

Rear Garden

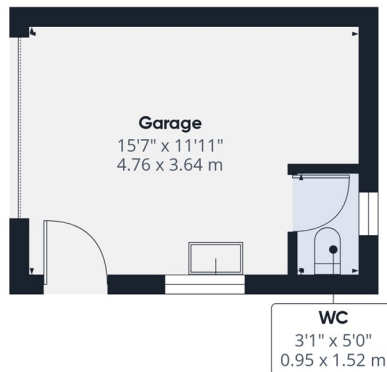
The rear garden is a pleasant outdoor space with a combination of paved patio and a raised lawn area with decking. It is enclosed by fencing and mature planting, providing privacy and an ideal setting for outdoor dining or relaxing. The garden is accessible from the dining room and also leads to the garage area.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
1141 ft²
106 m²

Reduced headroom
42 ft²
3.9 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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