



3 Drumford Close, Portadown, BT63 5RQ

Offers Over £187,500

- Three Bedroom Semi-Detached Family Home
- Modern Kitchen/Dining with an Array of Sleek Fitted Units and Integrated Appliances
- Two Further Well Proportioned Bedrooms
- Built 2020 - 10 New Build Warranty Active
- Downstairs WC
- Three Piece Family Bathroom Suite
- Large Lounge
- Master Bedroom with Private En-Suite
- 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	84	84
EU Directive 2002/91/EC		

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Hannath Estate Agents are delighted to welcome this three bedroom semi-detached. Stepping inside, you'll be greeted to a large lounge, superb open-plan kitchen and dining area boasting an array of sleek, modern fitted units and integrated appliances and there is a downstairs WC for added convenience. There is a master bedroom with a private en-suite, two further well proportioned bedrooms & a three piece family bathroom suite.



Hallway

6'9" x 18'8"

A welcoming hallway that runs straight ahead to the staircase, featuring light floor tiles and fresh white walls. The stairs have wooden bannisters and a soft grey carpet.

Living Room

11'0" x 16'8"

A comfortably sized living room with soft carpeting and white walls. The room is naturally lit by a window to the front and has a modern wall-mounted electric fireplace.

Kitchen/Dining

18'2" x 12'3"

A spacious kitchen and dining area with stone floor tiles and crisp white walls. The kitchen features dark wood cabinetry with built-in appliances. Large sliding patio doors lead out to the private rear garden, filling the space with natural light.

WC

3'2" x 6'1"

A compact WC with tiled flooring and white walls, fitted with a close coupled toilet and a basin, tucked neatly beneath the stairs for convenience on the ground floor.

Landing

6'4" x 9'7"

A bright landing space at the top of the stairs, carpeted in grey with white walls, providing access to the bedrooms and bathrooms.

Master Bedroom

11'5" x 11'1"

The master bedroom is a generously sized room with soft grey carpeting and white walls, featuring a window that lets in plenty of natural light. It includes a door leading to an en-suite for added privacy.

En-Suite

8'7" x 3'5"

The en-suite shower room, accessible from the master bedroom, is finished with tiled floors and walls. It includes a walk-in shower, a modern wash basin with vanity unit, a WC, and a heated towel rail.

Bedroom Two

9'8" x 14'3"

A comfortable double bedroom with grey carpeting and white walls, featuring a window that offers views to the front. This room is well sized and benefits from natural light.

Bedroom Three

8'2" x 6'6"

A smaller third bedroom with grey carpeting and white walls, featuring a window to the front and built-in storage with a double door wardrobe.

Bathroom

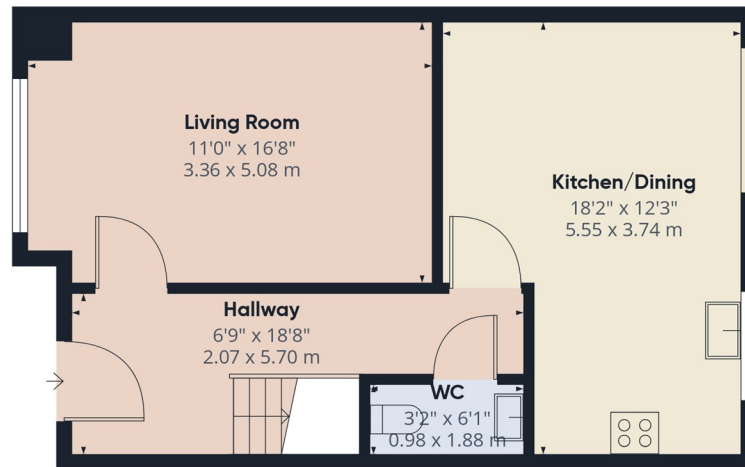
6'5" x 8'0"

The family bathroom features tiled floors and walls, a combined bath with shower above, a modern vanity sink unit, and a WC. A window provides natural light, and the room is decorated in a neutral scheme for a bright, fresh feel.

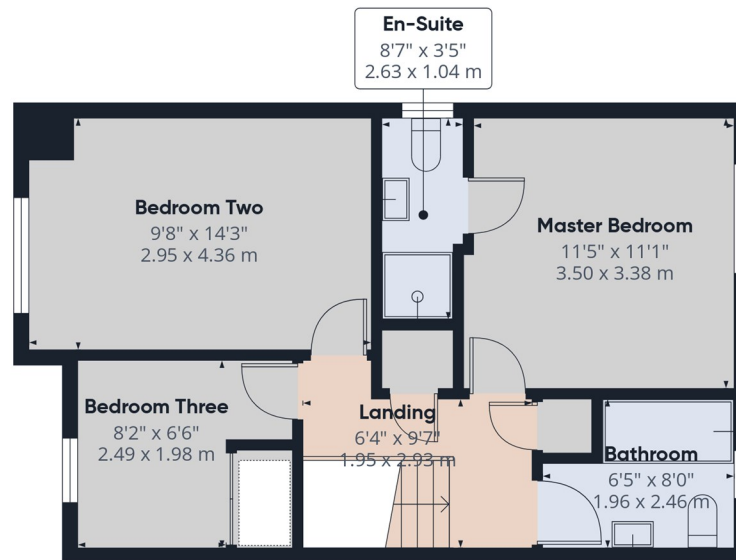
Rear Garden

An enclosed rear garden offering a paved patio area perfect for outdoor dining or relaxing, surrounded by a well-maintained lawn and enclosed with timber fencing. A garden shed provides useful outdoor storage.

Hannath®



Ground Floor



Floor 1



Approximate total area⁽¹⁾

969 ft²

90.1 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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