



5 Velton Manor, Tandragee, Craigavon, BT62 2NN

Offers Over £170,000

- Three Bedroom Semi-Detached Family Home with a Detached Garage
- Three Well Proportioned Bedrooms Including One Bedroom on the Ground Floor
- Fully Enclosed & Private Rear Garden
- Open Plan Lounge/Dining Room Featuring an Open Fireplace
- Four Piece Fully Tiled Family Bathroom Suite
- Kitchen with an Array of High & Low Fitted Units and Integrated Appliances
- Large Detached Garage (18'11" x 10'5")

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		EU Directive 2002/91/EC	

5 Velton Manor, Craigavon BT62 2NN

Hannath Estate Agents are delighted to welcome this three bedroom semi-detached family home with a detached garage. Stepping inside, you'll be greeted to an open plan lounge/dining room with an open fireplace & the kitchen boasts an array of high & low fitted units and integrated appliances. There are three well proportioned bedrooms including one bedroom on the ground floor & a four piece fully tiled family bathroom suite.



Living Room

16'10" x 11'8"

This inviting living room boasts a cosy fireplace set into a wooden surround, creating a warm focal point. The room is bright and spacious, featuring wood flooring and a generous window that fills the space with natural light. An archway connects the living room to the dining area, facilitating an open and flowing layout.

Dining Room

8'1" x 11'9"

Adjacent to the living room, this dining room offers a comfortable space. It features a window that allows natural light to brighten the room.

Kitchen

11'11" x 11'9"

The kitchen is well-proportioned with wooden cabinetry providing plenty of storage and a practical work surface. It includes integrated appliances, a tiled floor, and a door opening to the outside. A window above the sink ensures the room is filled with daylight.

Bedroom Three

8'9" x 8'1"

This bedroom features a window that allows in natural light.

Master Bedroom

13'6" x 8'2"

This well-sized master bedroom offers built-in wardrobes for storage and benefits from a window to the side.

Bedroom Two

8'10" x 11'7"

The second bedroom is light and spacious and benefits from a window that brings in natural light and wood-effect flooring.

Bathroom

6'3" x 8'3"

The bathroom is modern and stylish, fitted with a separate shower cubicle, a bathtub, a toilet, and a wash basin. A skylight window adds natural light to the space, while the grey tiling around the bath and shower gives a sleek, contemporary finish.

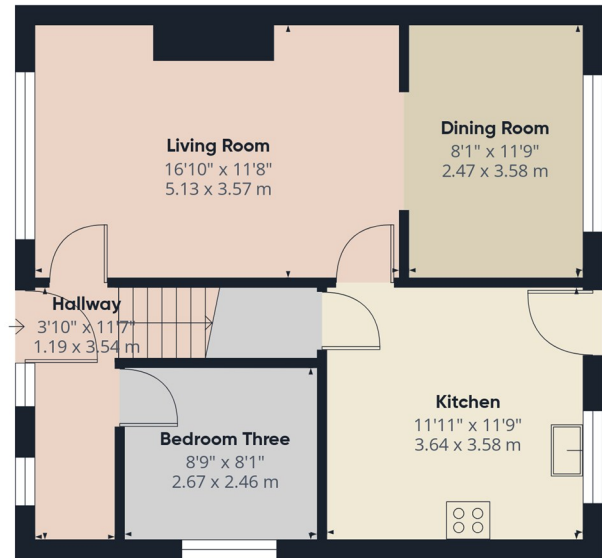
Detached Garage

18'11" x 10'5"

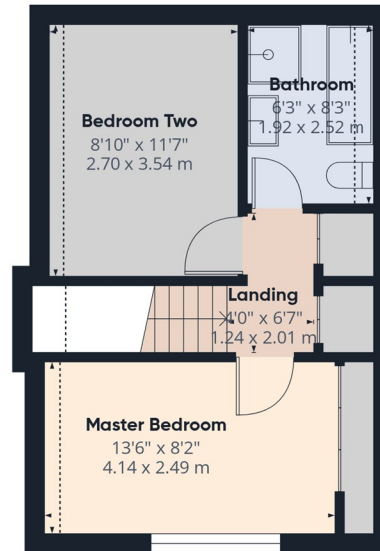
The detached garage provides ample space for parking and storage. It features a large door and a side access door, with concrete flooring and some shelving inside for additional storage options.

Rear Garden

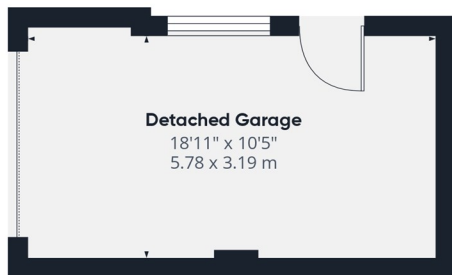
The rear garden is enclosed and features a raised lawn area bordered by timber retaining walls, with a surrounding paved pathway. It offers a private outdoor space.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Hannath®

Approximate total area⁽¹⁾

1098 ft²

101.9 m²

Reduced headroom

20 ft²

1.9 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.

GIRAFFE360