



Hannath



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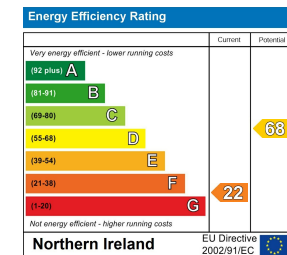


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22 Portadown Road, Armagh, BT61 9EF

Asking Price £395,000

- Four Bedroom Detached Family Home
- Kitchen Diner with a range of built in units and appliances
- Downstairs WC and utility room
- Four bedrooms on 1st floor
- Four piece family bathroom
- Detached Garage
- Large site located in a popular area within walking distance to all local amenities
- Oil Fired Central Heating



# 22 Portadown Road, Armagh BT61 9EF

Hannath are delighted to welcome to the market 22 Portadown Road, Armagh. This property presents a wonderful opportunity to acquire a spacious and well presented family home set in a highly desirable location. The property offers four generous sized bedrooms, two bright and spacious reception rooms, kitchen with dining area, useful utility room, two bathroom facilities and an attached garage which offers secure parking or additional storage options. Outside, the mature gardens surrounding the property provide privacy and a peaceful setting to relax and enjoy.



### Hallway

21'1" x 6'6"

This inviting hallway welcomes you with its bright, spacious feel enhanced by a classic tiled floor and light walls.

### Living Room

12'7" x 13'0"

A warm and cosy living room featuring a carpeted floor and a prominent fireplace with a decorative mantelpiece that serves as a focal point. The room is well-lit by a bay window allowing natural light to fill the space.

### Reception 2

20'1" x 12'3"

This spacious reception room connects through a wide arch and offers a blank canvas with neutral décor and a carpeted floor. The large window at the far end draws in natural light, creating a bright and airy atmosphere, ideal for hosting or relaxing.

### WC

3'2" x 6'6"

A practical WC on the ground floor with tiled flooring, a toilet, and a wash basin, conveniently located near the hall.

### Kitchen

19'5" x 12'11"

A large kitchen with a practical layout including ample oak-effect cabinetry and light work surfaces. Multiple windows provide plenty of natural light, while tiled flooring offers durability and ease of maintenance. A dining area comfortably fits a table and chairs, making this a sociable cooking and eating space.

### Utility Room

7'9" x 12'10"

A useful utility room with matching storage units and tiled flooring, equipped with space for laundry appliances. A window provides natural light and a door leads to the outside, adding convenience for household tasks.

### Landing

7'4" x 6'8"

The landing area upstairs is carpeted and features a large window that fills the space with daylight. Doors lead to four bedrooms and the family bathroom.

### Bedroom 1

11'4" x 13'0"

A generous double bedroom with carpeted flooring, featuring extensive built-in wardrobes with overhead storage that frame the bed space.

### Bedroom 2

11'1" x 12'3"

A bright double bedroom with carpeted flooring and a large window. The room benefits from built-in wardrobes providing practical storage space, creating a comfortable and tidy sleeping area.

### Bedroom 3

8'10" x 11'3"

A smaller bedroom with carpeted flooring and a window that allows natural light to enter the room. This space offers flexibility for use as a child's bedroom, guest room, or home office.

### Bedroom 4

7'10" x 6'7"

A compact bedroom or study with carpeted flooring and a window, suitable for various uses such as a nursery, home office, or guest room.

### Bathroom

8'6" x 9'6"

A family bathroom featuring tiled flooring and walls, equipped with a bath, shower, toilet, and a wash basin. A window provides ventilation and natural light, enhancing the neutral décor and creating a fresh, clean space.

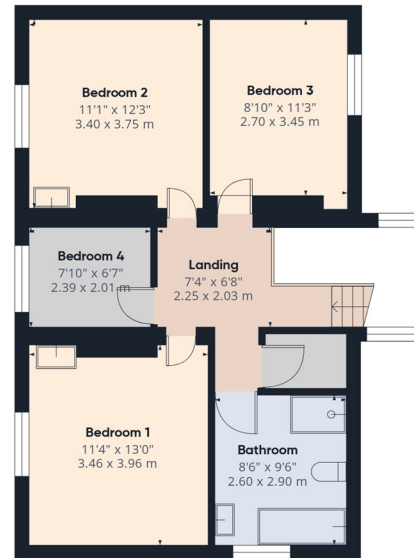
### Garage

18'2" x 19'8"

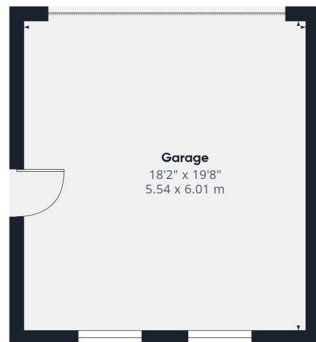
A detached garage with ample space for vehicles and storage, featuring windows for natural light and a side door for easy access.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Hannath®**

Approximate total area<sup>(1)</sup>

1880 ft<sup>2</sup>

174.8 m<sup>2</sup>

(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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