



21 Old Mill Race, Tandragee, Portadown, Armagh, BT62 2FE

Asking Price £249,950

- Spacious Four Bedroom Detached Family Home
- Utility & Downstairs WC
- Gas Fired Central Heating
- Large Lounge Featuring a Wood Burning Stove
- Master Bedroom with an En-suite & Three Further Bedrooms
- Fully enclosed rear garden
- Modern Kitchen/Dining Area with an Array of Fitted Units & Integrated Appliances
- Four Piece Family Bathroom Suite

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		
(40-60) C		
(29-39) D		
(15-28) E		
(9-14) F		
(1-8) G		
Not energy efficient - higher running costs		
Northern Ireland	82	82
EU Directive 2002/91/EC		

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Hannath Estate Agents are delighted to present a magnificent four-bedroom detached home located off Markethill Road in the desirable Tandragee area. This exceptionally new property spans a substantial 1302 sq.ft. Upon entering, you are greeted by a spacious and inviting lounge, instantly made welcoming by the presence of a feature wood burning stove—the perfect centrepiece for hosting gatherings or enjoying quiet family evenings. The ground floor flows seamlessly into a modern, high-specification kitchen and dining area, fitted throughout with premium units and integrated appliances. Practicality is further enhanced by a conveniently located downstairs WC and a dedicated utility room. Venturing upstairs, the thoughtful layout includes a luxurious master bedroom complete with a private ensuite, three additional well-proportioned bedrooms ideal for a growing family, and a well-appointed four-piece, partially tiled family bathroom suite.



Hallway

9'3" x 4'6"

The hallway welcomes you with its bright and airy feel, featuring light walls and a tiled floor that leads naturally to the living room and kitchen. A handy WC is situated just off the hallway, providing convenience for guests.

Living Room

12'0" x 16'2"

This spacious living room is beautifully carpeted and enjoys plenty of natural light from the large window. The neutral décor is complemented by a fireplace with a wooden mantle and stove, provides a cosy focal point for relaxing or entertaining.

Kitchen

16'0" x 11'11"

A modern kitchen-dining space fitted with sleek dark cabinetry and light work surfaces. The room benefits from integrated appliances including an oven, hob, and an in-built wine cooler. Double doors open out onto the rear garden, filling the space with natural light.

Utility Room

5'4" x 10'11"

The utility room is fitted with matching units to the kitchen and includes space and plumbing for a washing machine and dryer. A door leads directly to the garden, making it practical for everyday household tasks.

Landing

6'9" x 6'1"

The landing provides access to the bedrooms and bathroom, with neutral carpeting and light walls continuing the home's fresh and clean aesthetic.

Bedroom 1

9'0" x 12'1"

Bedroom 1 is a well-proportioned double room featuring a soft grey carpet and calming neutral walls. It benefits from an en-suite shower room offering a private and comfortable retreat.

En-Suite

2'8" x 9'0"

The en-suite shower room features a shower enclosure with glass doors, a compact sink, and contemporary tiling, providing a practical and private area.

Bedroom 2

9'6" x 12'0"

A second double bedroom with a soothing green accent wall and fitted with soft carpeting. This room offers ample space for a double bed and furniture, making it a restful space with plenty of natural light.

Bedroom 3

12'1" x 8'9"

Bedroom 3 is a comfortable double bedroom featuring light carpeting and neutral décor. It provides a bright and versatile space suitable for a guest room, nursery, or home office.

Bedroom 4

9'5" x 9'11"

The fourth bedroom offers neutral décor and carpeting. It is a bright, versatile space.

Bathroom

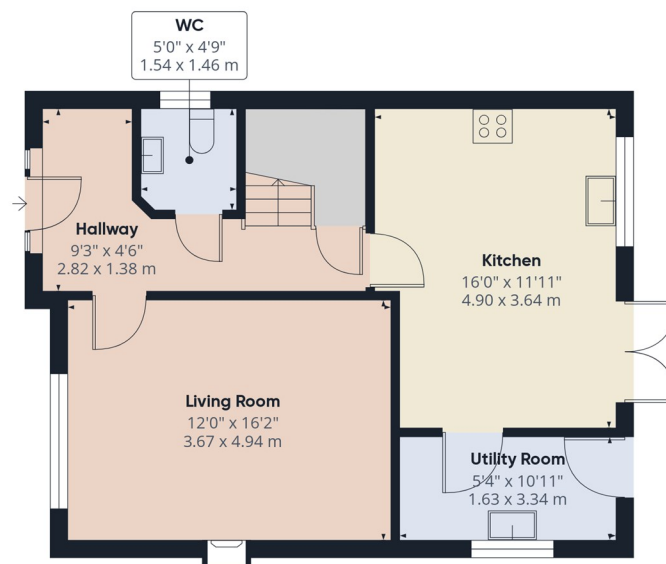
8'4" x 6'2"

The family bathroom is fitted with a modern white suite including a bath, shower, a wall-mounted sink and w.c. complemented by stylish grey and white tiling. A window allows natural light to brighten the space.

Rear Garden

The rear garden is a private, enclosed space with a well-maintained lawn and a paved patio area ideal for outdoor dining and relaxing. There is a sheltered seating area beside the garden shed, creating a lovely spot to unwind and enjoy the outdoors.

Hannath®



Ground Floor



Floor 1



Approximate total area⁽¹⁾
1164 ft²
108.1 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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