



## 15 Ardmore Crescent, Portadown, Craigavon, BT62 4DU Offers Over £149,950

- Three bedroom semi-detached family home
- Three well proportioned double bedrooms with built in wardrobes
- PVC double glazed windows
- Spacious lounge with an open fireplace
- Three piece family bathroom suite
- Within walking distance to Portadown Town Centre
- Open plan kitchen/dining area with an array of fitted units
- Garage
- Perfect for first time buyers or investors

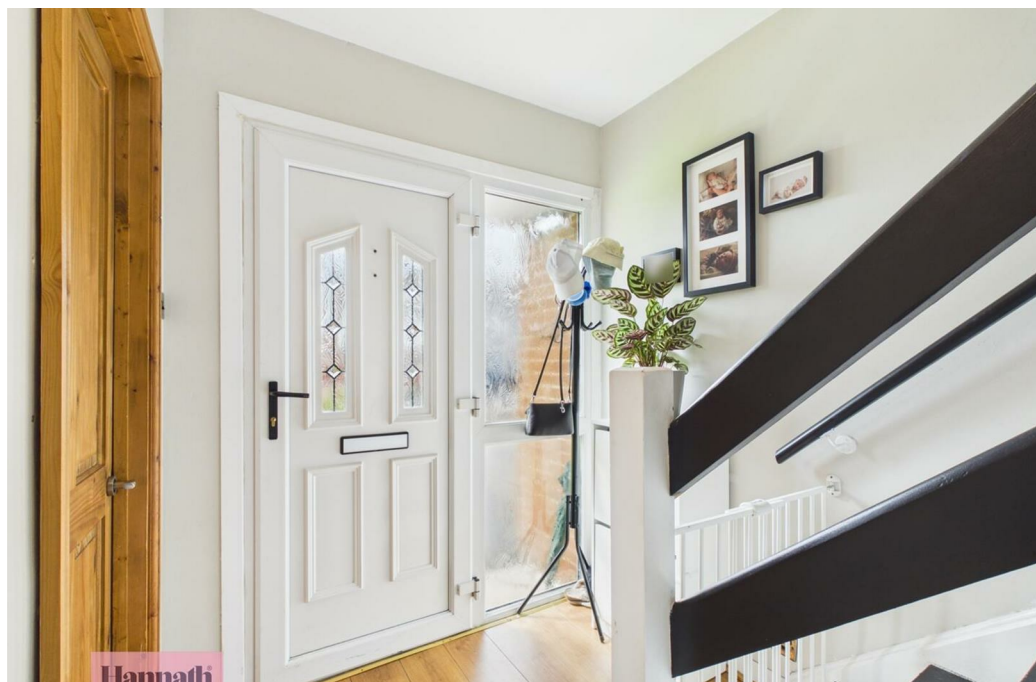
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	39
Northern Ireland		EU Directive 2002/91/EC	

# 15 Ardmore Crescent, Craigavon BT62 4DU

Hannath Estate Agents are pleased to bring to the market this attractive three-bedroom semi-detached property, located in the convenient Ardmore Crescent area. The accommodation is thoughtfully arranged to provide comfortable and practical family living throughout.

On the ground floor, the property offers a bright and welcoming living room alongside a spacious kitchen and dining area, complete with a range of fitted units and generous space for everyday dining and entertaining. A convenient downstairs WC further enhances the functionality of the home.

Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom fitted with a three-piece suite. Outside, the property benefits from private parking, a detached garage and an enclosed rear garden, providing an ideal space for outdoor enjoyment. 15 Ardmore Crescent enjoys easy access to local amenities, schools and transport links, making it an excellent choice for a variety of purchasers.



### Hallway

5'11" x 10'11"

The hallway welcomes you with a bright and airy feel, featuring wooden flooring that leads you seamlessly to the kitchen and living room.

### Living Room

12'4" x 12'3"

This well-proportioned living room offers a cosy setting with its focal fireplace and wooden style flooring. Large windows allow plenty of natural light to flood in, creating a warm and inviting atmosphere. The neutral walls provide a versatile backdrop for various decor styles.

### Kitchen/Diner

18'9" x 11'4"

Spacious and modern, the kitchen is fitted with stylish grey cabinetry and contrasting dark tiled flooring, combining practicality with visual appeal. Ample work surfaces and integrated appliances offer convenience, while French doors open out onto the rear garden, inviting plenty of light and providing easy outdoor access. The adjoining dining area is perfect for family meals or entertaining guests.

### Landing

7'5" x 9'2"

The landing upstairs is bright with natural light, connecting the bedrooms and bathroom with neutral walls and contemporary flooring that complements the rest of the home.

### Master Bedroom

10'11" x 10'6"

The master bedroom is a relaxing retreat with a large window inviting plenty of daylight. The room features a stylish paneled wall behind the bed, soft carpeting, and neutral tones that create a calm and restful atmosphere.

### Bedroom Two

9'2" x 11'0"

Bedroom Two is a well-sized room with ample natural light, neutral decor, and flooring that matches the rest of the upstairs.

### Bedroom Three

9'3" x 7'11"

Bedroom Three is compact yet practical, brightly lit by a window and finished with neutral colours and modern flooring. It could function well as a child's bedroom or study.

### Bathroom

7'6" x 6'1"

The bathroom is equipped with a modern white suite including a bath with shower, basin, and toilet. Light wall tiles and a window allow a bright, clean feel, making it a practical family bathroom.

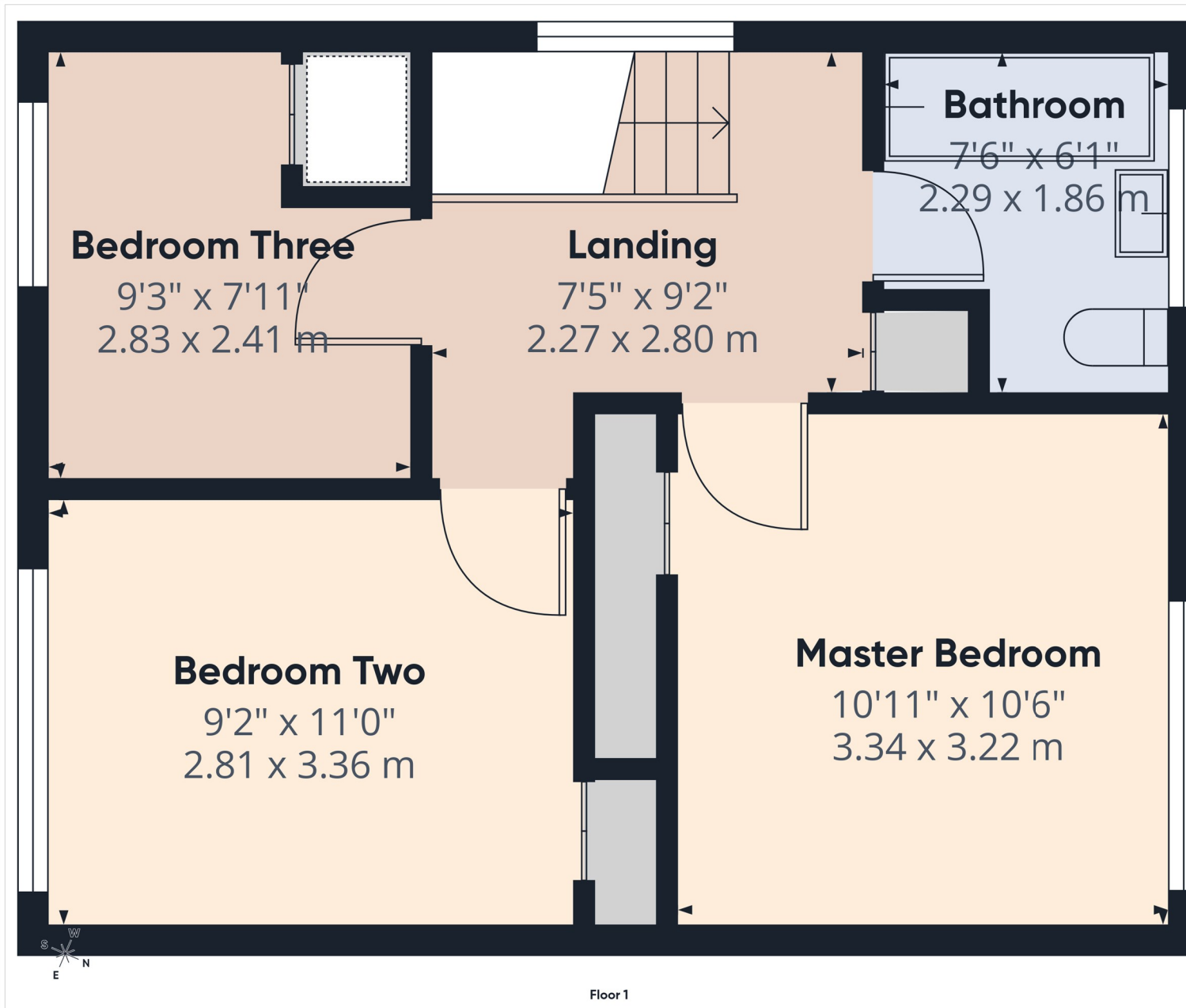
### Rear Garden

The rear garden offers a lovely outdoor space with a paved patio area ideal for seating and entertaining, alongside a well-maintained lawn. It is enclosed with wooden fencing, providing privacy and a safe area for children or pets to play.

### Garage

10'10" x 20'9"

The garage provides a practical parking space or additional storage. Its generous size accommodates a vehicle comfortably, measuring over 3 meters in width and more than 6 meters in length.



Approximate total area<sup>(1)</sup>  
399 ft<sup>2</sup>  
37.1 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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