



Hannath



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## 27 Cherryville Road, Portadown, Craigavon, County Armagh, BT62

1DWM/  
Asking Price £490,000

- Five Bedroom Detached Family Home with Sun Lounge & Large Integral Garage
- Kitchen with an Array of Sleek Fitted Units and Integrated Appliances
- Master Bedroom Featuring Private En-Suite & Walk-in-Wardrobe
- 0.7 Acre Private Plot with Mature Trees & Countryside Views
- Dining Room with French doors Allowing Access to the Rear Garden
- Four Further Well Proportioned Double Bedrooms with One Offering an En-Suite
- Two Reception Rooms Featuring Open Fireplaces
- Utility & Downstairs WC
- Four Piece Family Bathroom Suite

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 65                      | 67        |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| Northern Ireland                            |   | EU Directive 2002/91/EC |           |

# 27 Cherryville Road, Craigavon BT62 1RW

Hannath Estate Agents is proud to present this exceptional five-bedroom detached family residence with a sunroom & integral garage, set upon a sprawling 0.7-acre plot that offers serene, uninterrupted views of the surrounding countryside. Upon entry, the home welcomes you with two elegant reception rooms, each enhanced by the warmth of an open fireplace. The heart of the home is a modern, well-equipped kitchen featuring an extensive range of high and low-level cabinetry and premium integrated appliances, complemented by a practical utility room and a convenient ground-floor WC.

The upper level is designed for comfort and luxury, hosting a spacious master suite complete with a private en-suite and a walk-in wardrobe. Four additional well-proportioned bedrooms ensure ample space for the whole family, with one further benefiting from its own en-suite, alongside a sophisticated four-piece family bathroom. Outside, the property truly shines; the fully enclosed, mature rear gardens provide a private sanctuary.



### Hallway

22'1" x 10'0"

The hallway welcomes you with its bright and spacious feel, featuring wooden flooring and a striking staircase with wooden balustrades. It provides access to various rooms and sets a warm, inviting tone for the home.

### Lounge

16'1" x 15'2"

The lounge offers a comfortable setting with large windows that flood the room with natural light. It features wooden flooring, a traditional fireplace, and neutral walls.

### Kitchen

11'11" x 17'2"

This spacious kitchen is designed with a practical layout, featuring white cabinetry, a central island, and tiled flooring. Natural light streams through the window above the sink.

### Dining Room

12'0" x 16'2"

The dining room is bright and airy, with tiled flooring and double glass doors that lead out to the garden. Its neutral decor and high ceiling complement the open feel.

### Sunroom

13'7" x 13'8"

The sunroom is a delightful space, surrounded by large windows on three sides providing panoramic views of the garden. The tiled floor and high vaulted ceiling add to the light and airy atmosphere.

### Utility Room

8'4" x 7'9"

The utility room is compact yet functional, with enough space for utility appliances and additional storage. It is conveniently located adjacent to the kitchen.

### WC

9'8" x 6'9"

The downstairs WC is practical and well-lit, featuring tiled flooring, a white suite, and a frosted window that ensures privacy while allowing natural light to fill the space.

### Landing

22'2" x 10'1"

The landing is bright and spacious, featuring carpeted flooring and a wooden balustrade that matches the staircase below. It provides access to all the first-floor bedrooms and bathrooms and benefits from natural light that enhances the open feel.

### Master Bedroom

18'3" x 13'1"

The master bedroom is a generously sized room with wooden flooring and neutral walls with a soft accent tone. It includes a walk-in wardrobe and an en-suite bathroom, creating a private and comfortable retreat.

### En-Suite (Master Bedroom)

7'9" x 6'9"

The en-suite to the master bedroom is well-appointed with a shower, white suite, and a skylight that brings in natural light. The design is clean and modern with neutral tiling.

### Bedroom Two

12'0" x 14'7"

Bedroom Two is a spacious room with light flooring and neutral walls. It benefits from an en-suite bathroom and is positioned to receive ample natural light through the windows.

### En-Suite (Bedroom Two)

6'10" x 5'9"

The en-suite to Bedroom Two features a shower, toilet, and sink, designed with light tiling and a skylight to maximise natural daylight, providing a fresh and functional space.

### Bedroom Three

12'1" x 15'10"

Bedroom Three is a large room featuring light flooring and a neutral colour scheme.

### Bedroom Four

12'0" x 15'5"

Bedroom Four is a bright room with wooden flooring and neutral walls.

### Bedroom Five

12'0" x 10'9"

Bedroom Five is a comfortable bedroom with wooden flooring and neutral decor. It offers plenty of space and natural light.

### Bathroom

12'0" x 9'9"

The bathroom is spacious and features a large corner bath, toilet, and sink. It is tiled throughout with neutral tones and includes a window to bring in natural light.

### Garage

18'3" x 12'4"

The garage is a substantial space with direct access from the house via a hallway. It provides ample room for parking and additional storage.

### Rear Garden

The rear garden offers a large, well-maintained lawn surrounded by mature hedging and trees, providing privacy and a peaceful outdoor space.



Ground Floor

Approximate total area<sup>(1)</sup>  
3278 ft<sup>2</sup>  
304.4 m<sup>2</sup>  
  
Reduced headroom  
19 ft<sup>2</sup>  
1.8 m<sup>2</sup>



Floor 1



(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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