

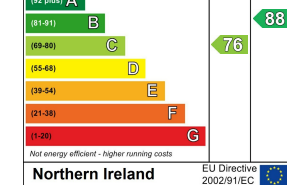


45a Sugar Island Road, Portadown, Bleary, Craigavon, BT63 5PD

£284,950

- Spacious three bedroom property approx. 1689sqft.
- Sun room
- Four piece bathroom suite
- In close proximity to local amenities, including Rushmere Shopping Complex, the M1 Motorway, Portadown and Lurgan town centres
- Open plan kitchen living room
- Master bedroom with walk in wardrobe and ensuite
- OFCH
- Utility and downstairs w.c.
- Two further bedrooms on first floor
- Fully enclosed rear garden with office/garden room

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		



45a Sugar Island Road, Craigavon BT63 5PD

Hannath are delighted to welcome to the market 45a Sugar Island Road, Bleary. The property boasts a bright and airy interior, the ground floor includes a spacious entrance hallway, a generous open plan living kitchen space with utility and downstairs w.c, sun room with access to the rear and master bedroom with walk in wardrobe and en-suite. On the first floor there are two further bedrooms with built in storage and a 4 piece bathroom suite.

As you go outside to the rear of the property, there is a large mature garden with a spacious office/garden room offering further accommodation or somewhere to spend time with the family.

With Rushmere Shopping Complex, the M1 Motorway, Portadown and Lurgan town centres close at hand Bleary is becoming a very popular location.



Hallway

3'7" x 22'2"

A welcoming hallway featuring bright white tiled flooring and clean white walls, enhanced by natural wood doors and trim. This space leads seamlessly to the open plan kitchen and living area, offering a fresh and airy feel.

Kitchen / Living Area

25'3" x 12'9"

This spacious open plan kitchen and living area blends white tiled floors with warm wood laminate. The kitchen boasts stylish cabinetry, a central island with sink, a built-in oven, integrated fridge freezer and dishwasher and ample preparation space. A modern extractor hood sits above the hob, and natural light floods in from multiple windows and the adjoining sunroom. A charming wood-burning stove adds character to the living space, creating a cosy focal point.

Sunroom

11'2" x 8'1"

A bright and airy sunroom with tiled flooring and large windows on three sides, including a glass door leading to the garden. The room benefits from a vaulted ceiling with a skylight, creating a welcoming space that connects beautifully with the outdoors.

Utility Room

5'9" x 6'9"

A practical utility room featuring tiled floors and cabinetry with ample storage. It includes space for a washer and a fridge, with a window providing natural light.

WC

3'2" x 6'11"

A well-appointed WC with tiled flooring and white walls, featuring a modern toilet, a white vanity unit with storage, and a large heated towel rail. A window offers natural light to the space.

Bedroom 1

11'8" x 12'0"

A generously sized bedroom on the ground floor with warm wood laminate flooring and white walls. It includes a walk-in wardrobe for additional storage and an ensuite shower room for convenience and privacy.

En-Suite

7'6" x 4'1"

A compact ensuite shower room with tiled walls and flooring. It features a walk-in shower enclosure, a vanity unit with storage, and a modern toilet, all arranged efficiently to maximise the use of space.

Landing

A bright landing area with warm wood flooring and white walls, illuminated by skylights. It provides access to two bedrooms and a family bathroom on the first floor.

Bedroom 3

11'7" x 16'4"

A spacious bedroom featuring wood laminate flooring and multiple skylights that fill the room with natural light. It includes a set of mirrored built-in wardrobes offering ample storage space.

Bedroom 2

11'8" x 15'5"

A generously sized bedroom with wood laminate flooring and two windows. It offers built-in mirrored wardrobes providing substantial storage and a bright, airy atmosphere.

Bathroom

12'11" x 6'10"

A bright family bathroom with tiled flooring and walls. It features a freestanding bathtub, a separate shower, a pedestal sink, and a modern toilet. Skylights bring in natural light, enhancing the room's airy feel.

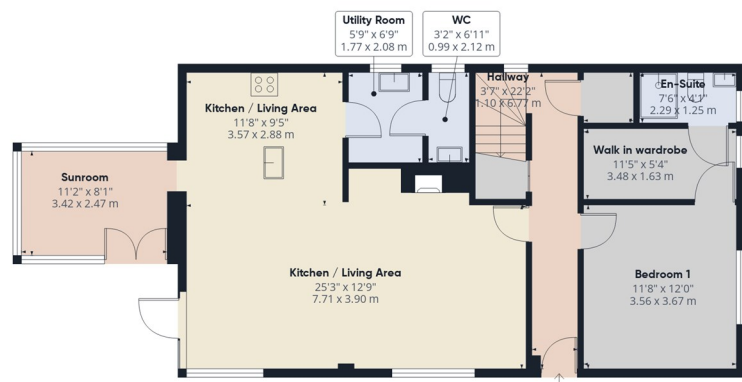
Rear Garden

A well-maintained and spacious rear garden with a large patio area ideal for outdoor seating and entertaining. The lawn is extensive and includes a children's play area with a climbing frame and slide. There is also a separate seating area with a garden room, providing a peaceful spot to relax while enjoying the greenery and mature trees surrounding the space.

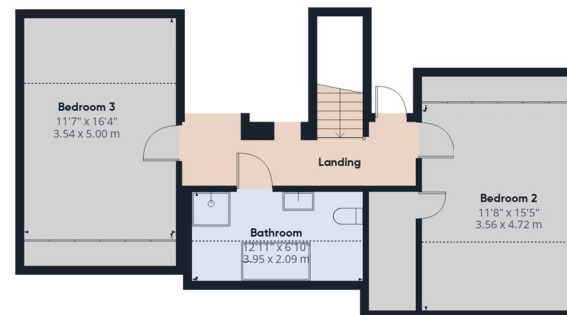
Garden Office Room

10'6" x 14'11"

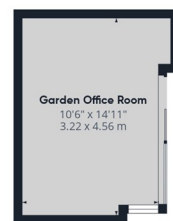
A versatile garden office room located separately from the main house. It features wood laminate flooring and large sliding glass doors that open onto the garden, allowing plenty of natural light inside.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Hannath®

Approximate total area⁽¹⁾

1771 ft²

164.5 m²

Reduced headroom

149 ft²

13.8 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.

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