



## 5 Rose Walk, Laurelvale, Tandragee, Portadown, Craigavon, Armagh, BT62 3EU Offers Over £174,950

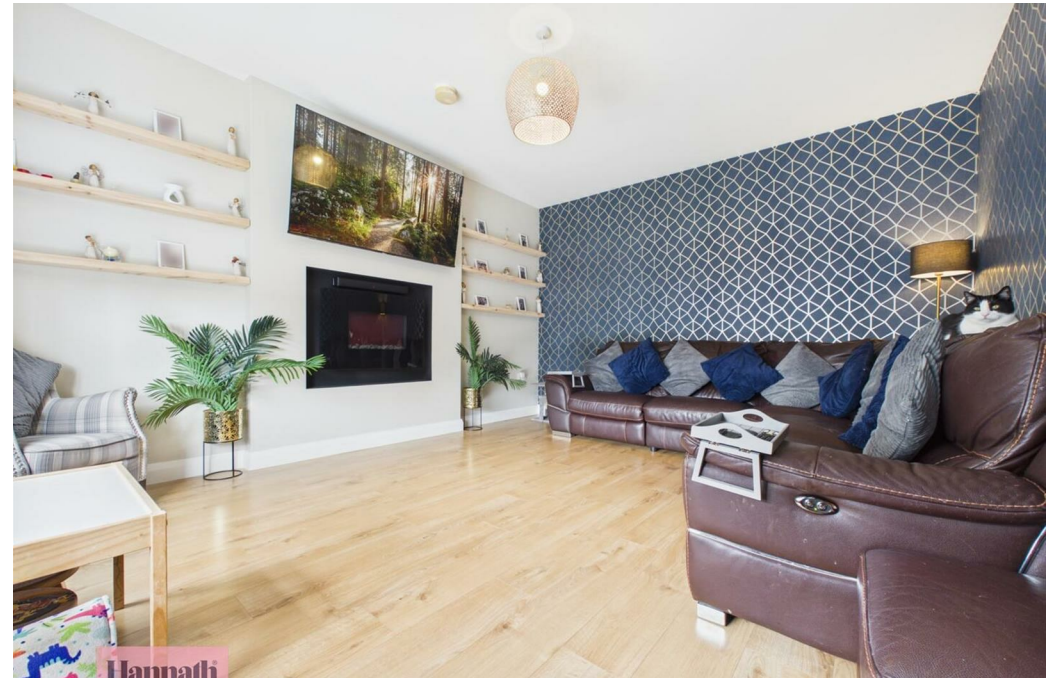
- Three bedroom semi-detached home
- Downstairs WC and utility room
- Situated near Craigavon Area hospital, Rushmere shopping centre, Craigavon Omniplex, South Lake Leisure Centre, Portadown town centre, schools, restaurants, nightlife and other local amenities as well as M1 interchange.
- Approximately 1,141 sq.ft.
- Four piece family bathroom suite
- Off street parking & Gas central heating
- Modern kitchen/dining area with an array of fitted units and integrated appliances
- PVC double glazed windows & doors
- three well-sized bedrooms

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(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	

# 5 Rose Walk, Craigavon BT62 2FH

Hannath Estate Agents are pleased to present this beautifully maintained three-bedroom semi-detached home to the market. Offering well-balanced accommodation throughout, the ground floor comprises a bright and spacious lounge, a modern kitchen with dining area, a convenient utility room, and a downstairs WC. Upstairs, there are three generously sized bedrooms and a stylish family bathroom suite.

Situated within the popular and peaceful development of Rose Walk in Laurelvale, this attractive home is perfectly suited to first-time buyers, young professionals, and growing families alike. Benefiting from a convenient location close to local amenities, schools, and transport links, early viewing is highly recommended.



### Hallway

6'1" x 18'10"

This welcoming hallway is bright and inviting, featuring white tiled flooring and a fresh, neutral palette. It provides a practical and stylish introduction to the home, with a staircase rising ahead and a window allowing natural light to flood in.

### Living Room

12'6" x 15'1"

The living room is a spacious, light-filled area with warm wooden flooring and a large window that looks out onto the front garden. The room features a striking feature wall behind a modern, wall-mounted electric fireplace, creating a cosy focal point.

### Kitchen

12'4" x 14'2"

The kitchen is a bright and contemporary space, fitted with a comprehensive range of cream cabinetry complemented by contrasting counter tops and classic white tile splashbacks. It includes integrated appliances such as an oven and hob.

### Laundry Room

6'2" x 6'10"

This practical laundry room offers space for a washing machine and tumble dryer beneath a clean, dark work surface, with additional storage in wall-mounted cabinets and rustic wooden shelves above. The tiled flooring continues from the kitchen, and a door provides convenient access to the rear garden, making this a functional and well-appointed utility space.

### WC

6'1" x 3'0"

The ground floor WC is neatly finished with white tiling and includes a compact vanity unit with a sink and a toilet beneath a frosted window.

### Landing

6'6" x 10'0"

The landing provides access to the three bedrooms and bathroom

upstairs. It is carpeted in soft grey and painted in white, with natural light from a window, making it a bright and welcoming transitional space.

### Master Bedroom

10'9" x 13'7"

The master bedroom is calm and spacious, featuring a large window that fills the room with daylight. Neutral tones and grey carpeting provide a soothing backdrop, while built-in wardrobes along one wall offer ample storage. The room's layout also allows space for additional furniture, creating a comfortable and restful environment.

### Bedroom Two

9'6" x 13'10"

Bedroom Two is a generously sized room with a large window that brightens the space. It is softly carpeted in grey and painted in a delicate shade, offering a versatile space that would suit a variety of uses from a comfortable double bedroom to a study area.

### Bedroom Three

9'3" x 9'5"

Bedroom Three is a smaller room with a cosy feel, carpeted in grey and painted in a soft lilac tone. It includes built-in storage and offers flexible use as a child's bedroom, guest room, or home office.

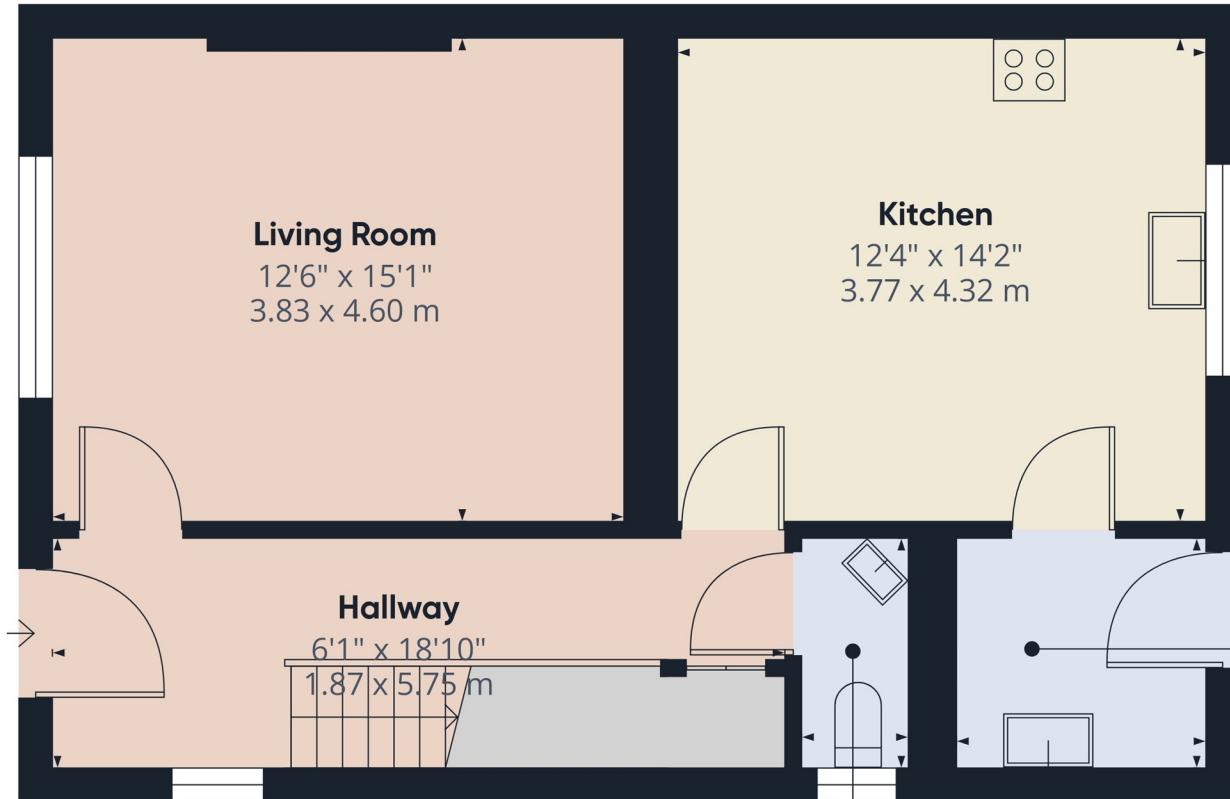
### Bathroom

8'0" x 9'5"

The bathroom is a fresh and airy space, featuring a corner shower with a curved glass enclosure, a vanity unit with storage beneath the sink, and a WC. The light wood-effect flooring creates a warm and inviting atmosphere, while a window provides natural light and ventilation.

### Rear Garden

The rear garden offers a well-maintained outdoor space with a paved patio area for seating and entertaining, alongside a gravel section for low maintenance. The garden is enclosed by fencing, ensuring privacy and security.



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

546 ft<sup>2</sup>  
50.7 m<sup>2</sup>

**Laundry Room**

6'2" x 6'10"  
1.90 x 2.09 m

**WC**

6'1" x 3'0"  
1.88 x 0.92 m

**Hallway**

6'1" x 18'10"  
1.87 x 5.75 m

**Living Room**

12'6" x 15'1"  
3.83 x 4.60 m

**Kitchen**

12'4" x 14'2"  
3.77 x 4.32 m



Ground Floor

(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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