



## 149 Bluestone Hall, Knockmenagh, Craigavon, BT64 2AP

### Offers Around £180,000

- Three Bedroom Semi-Detached Family home
- Downstairs WC
- Three Piece Family Bathroom Suite
- Lounge with an Open Fireplace
- Master Bedroom with a Private En-Suite
- Oil Fired Central Heating
- Kitchen/Dining with an Array of High & Low Fitted Units
- Two Further Well Proportioned Bedrooms
- 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

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (82 plus) <b>A</b>                          |         |           |
| (61-81) <b>B</b>                            |         |           |
| (49-60) <b>C</b>                            |         |           |
| (35-48) <b>D</b>                            |         |           |
| (29-34) <b>E</b>                            |         |           |
| (21-28) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| <b>Northern Ireland</b>                     | 66      | 72        |
| EU Directive 2002/91/EC                     |         |           |

# 149 Bluestone Hall, Craigavon BT64 2AP

Hannath Estate Agents are delighted to welcome to the market this beautifully presented three-bedroom semi-detached home, offering bright and spacious accommodation ideal for first-time buyers, young families or investors!

The ground floor comprises a welcoming living room, a modern kitchen with an excellent range of fitted units and ample dining space, along with a convenient downstairs WC. Upstairs, the property offers three well-proportioned bedrooms, including a generous master bedroom with en-suite shower room, while a stylish three-piece family bathroom completes the first-floor accommodation.

Situated just off Knockmenagh Road in the popular Bluestone Hall development, this home enjoys a convenient location close to local schools, shops, Craigavon Area Hospital, South Lake Leisure Centre, Rushmere Shopping Centre and excellent transport links. Early viewing is highly recommended.



### Hallway

8'5" x 6'2"

A welcoming hallway with light wood flooring and soft neutral walls. Doors lead off to the kitchen and living room and a staircase ascends to the first floor. The space feels bright and airy, offering a smooth transition between the ground floor areas.

### Living Room

13'0" x 12'11"

This living room is a comfortable, light-filled space featuring wood-effect flooring and neutral walls. The room boasts a fireplace with a wooden surround and two windows provide natural light, enhancing the inviting atmosphere of the room.

### Kitchen/Dining

10'8" x 18'1"

The kitchen/dining room is a bright and practical space, fitted with a range of high and low level wooden units. There is ample space for a dining area at the centre of the room. Two large windows and a sliding glass door offer views and access to the rear garden, filling the room with natural light. The tiled floor adds to the room's clean and contemporary feel.

### WC

2'11" x 6'3"

A compact ground floor WC with a white toilet and basin set against clean, neutral walls and a tiled floor. The space is simple and functional, serving as a convenient guest toilet.

### Landing

5'11" x 11'10"

The landing at the top of the stairs features a wooden balustrade and provides access to the bedrooms and bathrooms. The space feels open and connects smoothly to all the upstairs rooms.

### Master Bedroom

10'9" x 12'3"

The master bedroom is a spacious, light-filled room with soft, neutral walls and a large window. It offers ample space for a double bed and additional furniture. The carpet lends a warm and cosy feel to the room, making it a comfortable retreat.

### En Suite

5'6" x 5'5"

A well-presented bathroom featuring a white suite with a corner shower enclosure, wash basin, and toilet. The tiled flooring and neutral walls create a fresh and clean atmosphere, complemented by a window that lets in natural light.

### Bedroom Two

8'6" x 10'0"

Bedroom Two is a comfortable, carpeted room with neutral walls and a window allowing natural light to fill the space. It offers a practical layout suitable for a variety of uses, whether as a bedroom or study area.

### Bedroom Three

9'10" x 7'8"

Bedroom Three is a carpeted room with neutral décor and a window to the exterior. It is a versatile space that can be used as a bedroom or additional living area, with space for furnishings to suit a variety of needs.

### Rear Garden

The rear garden is a private, enclosed outside space with a well-maintained lawn and a paved patio area close to the house. It is bordered by wooden fencing, offering a safe and secure place for outdoor relaxation and play, ideal for families or entertaining.

