

# 82 Ballylum Meadows

## Craigavon

### Portadown, BT62 4BW

Offers Around  
**£112,500**



- THREE BEDROOM SEMI-DETACHED
- POPULAR RESIDENTIAL AREA
- IDEAL FOR FIRST TIME BUYER OR INVESTOR
- OIL FIRED HEATING AND DOUBLE GLAZING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	69	74
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	



## Description

**IDEAL FOR FIRST TIME BUYER OR INVESTOR.**

### Accommodation:-

Entrance Hall

Lounge :- 3.42m x 5.54m Feature fireplace. Laminate flooring.

Kitchen/Dining :- 3.75m x 3.37m Range of high and low level units. Built in hob and oven. Tiled floor.

Cloaks

Downstairs wc:- Low flush wc, wash hand basin.

### FIRST FLOOR

Bedroom 1:- 4.46m x 2.70m

Bedroom 2:- 2.25m x 3.53m

Bedroom 3:- 2.48m x 2.44m

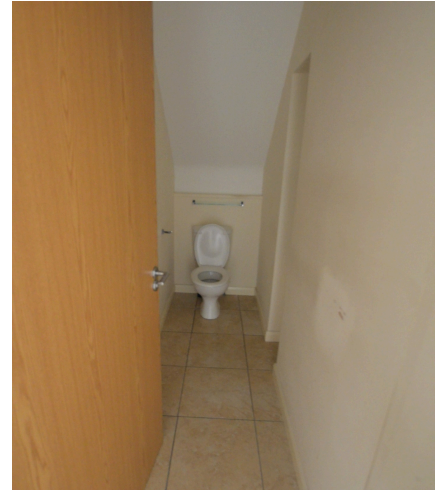
Bathroom:- 2.00m x 1.87m Low flush wc, pedestal wash hand basin, panelled bath. Fully tiled walls and floor.

### OUTSIDE

Gardens to front, side and rear. Driveway.



## Additional Images





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