

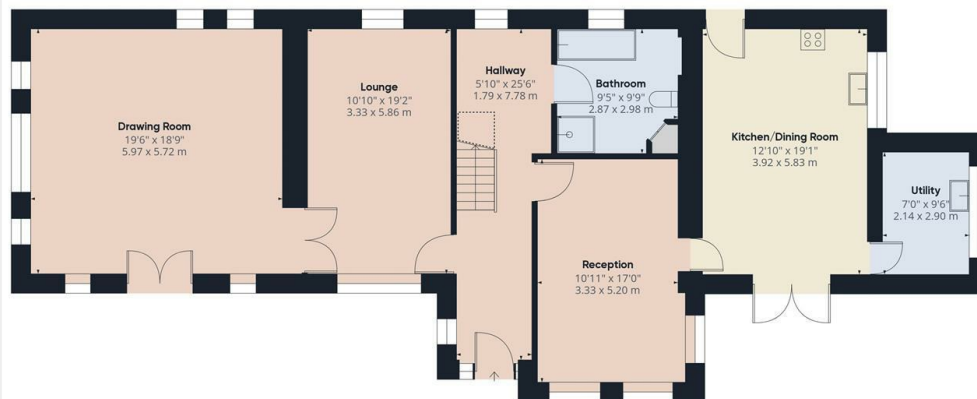


|., 15 Foy Lane, Portadown, Craigavon, County Armagh, BT62 1PY

Asking Price £350,000

- Large Four Bedroom Detached Family Home with Land & Outbuildings
- Three Receptions Including a Drawing Room Featuring a Wood Burning Stove
- Downstairs Four Piece Family Bathroom Suite
- Original Features - Internal Doors, Stained Glass Windows, Fireplaces etc
- Additional 1.5 Acres of Land to the Rear
- Open Plan Kitchen/Dining Area with an Array of Fitted Units and Integrated Appliances
- Four Well Proportioned Double Bedrooms
- Approximately 1,925 sq.ft.
- Utility Room
- Three Piece Family Bathroom Suite

Hannath



Approximate total area⁽¹⁾

1378.89 ft²
128.1 m²

Reduced headroom

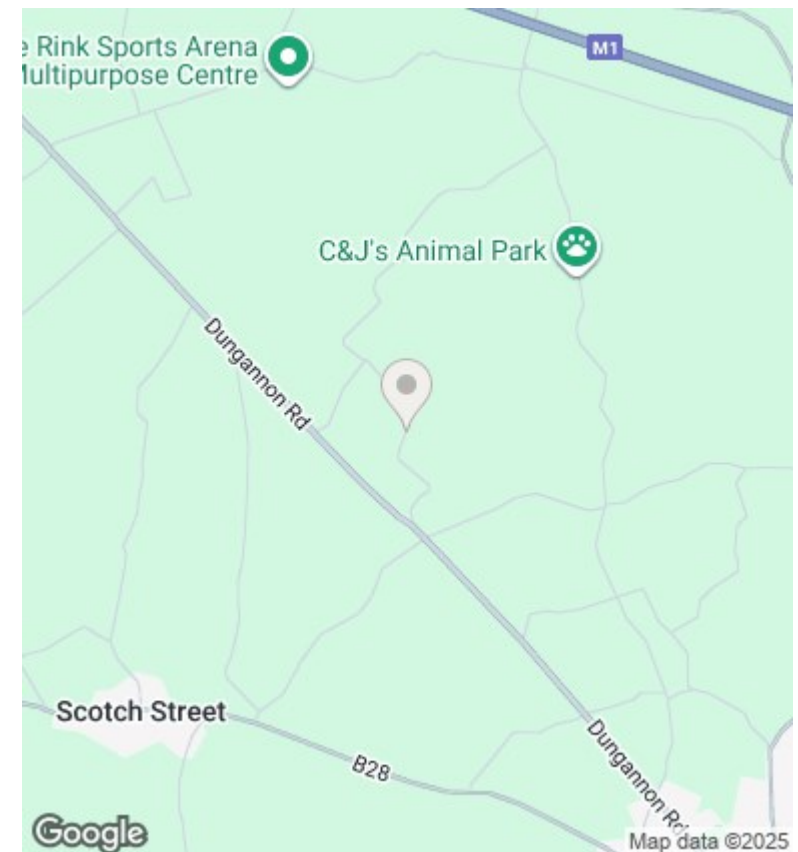
31.15 ft²
2.89 m²

(1) Excluding balconies and terraces.

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Directions

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.

Viewings

Viewings by arrangement only. Call 02838 399911 to make an appointment.

Council Tax Band

Northern Ireland

EPC Rating:

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