



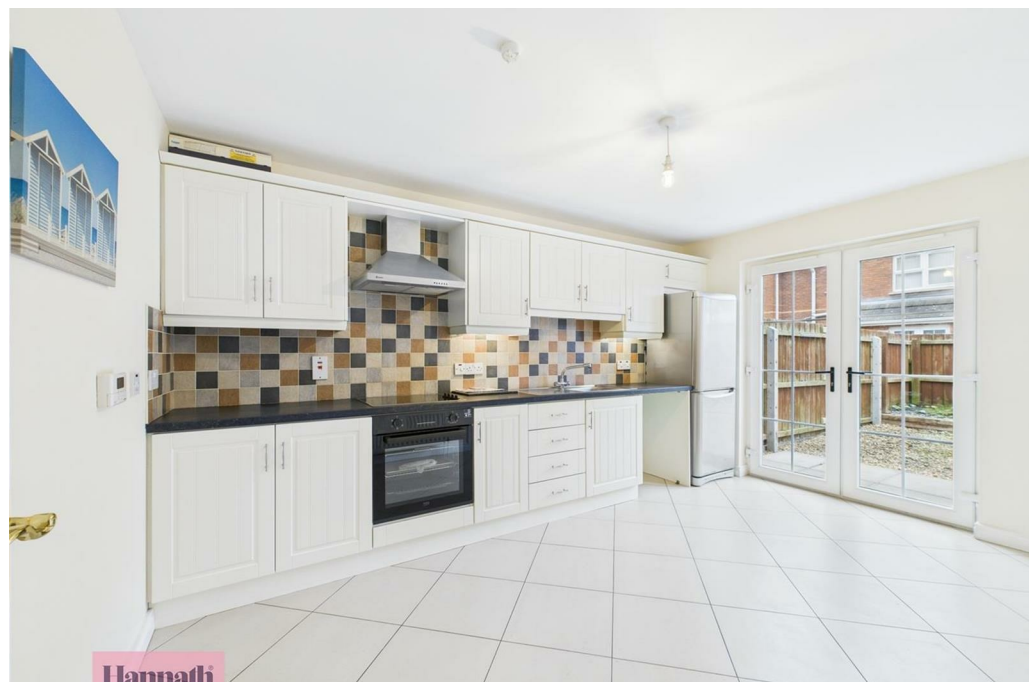
## 38 Mahon Court, Portadown, Craigavon, County Armagh, BT62 3CF Offers Over £140,000

- Spacious Three Bedroom Family Townhouse
- Suitable for Co-ownership
- Modern Kitchen with an Array of Sleek Fitted Units & Integrated Appliances
- Brand New Integrated Cooker
- WC
- Three Well Proportioned Bedrooms
- Newly Fitted Interconnected Smoke Alarms
- Large Lounge Flooded with Plenty of Natural Light
- Utility
- Four Piece Partially Tiled Family Bathroom Suite

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

# 38 Mahon Court, Craigavon BT62 3GE

Hannath Estate Agents are delighted to welcome this spacious three bedroom family townhouse located in Mahon Court, Portadown. There is a spacious lounge that is flooded with natural light. The modern kitchen area boasts sleek fitted units and integrated appliances. Convenience is further enhanced by a utility room & WC. Moving upstairs, you'll find three well-proportioned bedrooms & a four-piece partially tiled family bathroom suite.



### Hallway

17'4" x 5'10"

Radiator.

### Lounge

15'9" x 9'7"

Radiator. Feature Fireplace.

### Kitchen/Dining

14'0" x 9'7"

High & Low units. Integrated appliances.

### Utility

4'9" x 5'9"

Plumbed for washing mahine.

### WC

2'10" x 5'9"

Tiled.

### Landing

11'2" x 6'0"

Radiator. Carpet.

### Master Bedroom

16'1" x 9'3"

Radiator. Carpet.

### Bedroom 2

11'6" x 9'3"

Radiator. Carpet.

### Bedroom 3

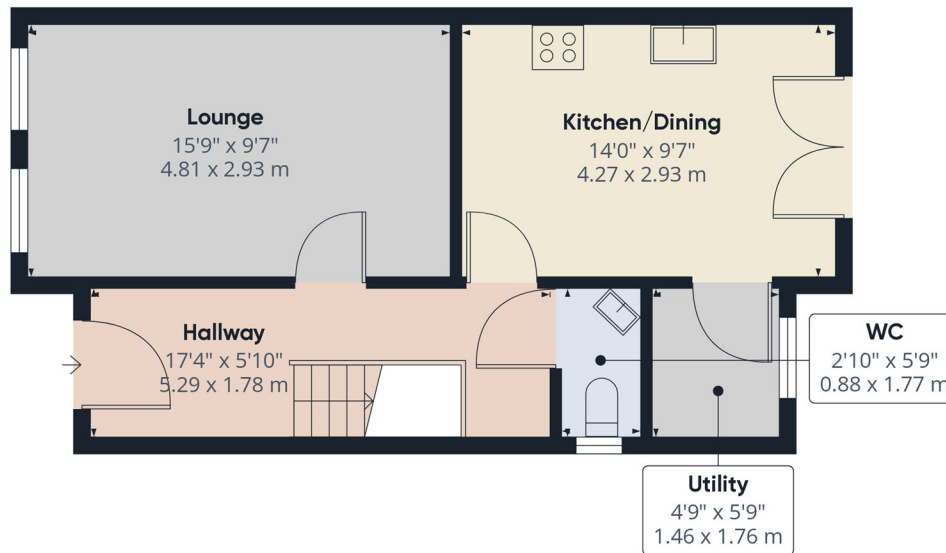
15'10" x 3'9"

Radiator. Carpet.

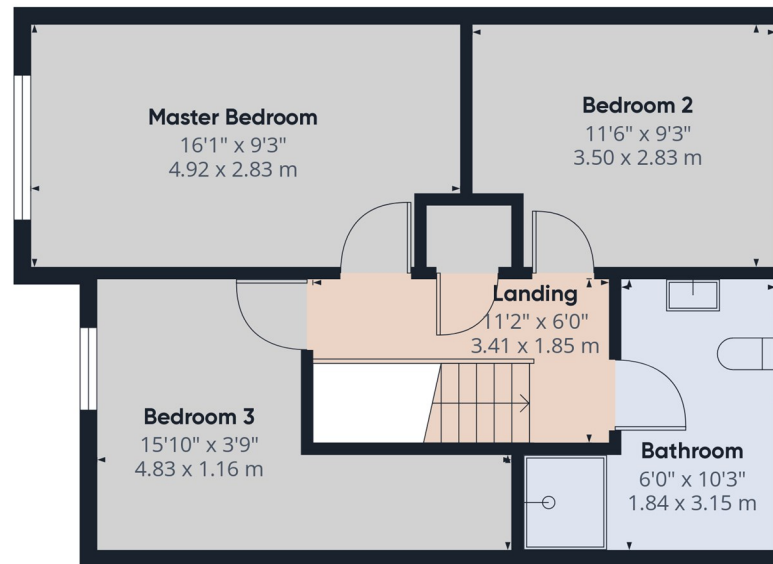
### Bathroom

6'0" x 10'3"

Three piece suite.



Ground Floor



Floor 1

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

931.82 ft<sup>2</sup>  
86.57 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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