



## 120 MONREE HILL Donaghcloney Craigavon BT66 7GZ

- 3 Bedrooms
- Spacious living room with feature fireplace
- Modern fitted kitchen with dining space
- Family bathroom
- Rear gardens.
- Gravel driveway with off-street parking.
- Convenient to local amenities, schools, shops, and transport links

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

**£155,000**

# 120 Monree Hill

Donaghcloney, Craigavon, BT66 7GZ



## Entrance Hall

6'9" x 2'8" (2.08 x 0.82)

PVC door leading to entrance hall to living room.

## Living Room

15'2" x 11'7" (4.63 x 3.55)

Bright living room with large windows allowing plenty of natural light. Central feature fireplace with decorative mantelpiece. Warm wood flooring.

## Kitchen/ Dining area

10'4" x 15'2" (3.17m x 4.63)

Kitchen dining area comprising a range of high and low rise units. Integrated oven, hob, and ample countertop workspace. Space for

washing machine and full-height fridge freezer. Tiled splashback and lino flooring. Large rear window, complemented by a side door providing garden access.

Bright, airy dining space adjoining the kitchen. Room for a family dining area. Dual-aspect windows with garden views.

## Landing

6'7" x 10'7" (2.03 x 3.25)

Carpeted landing

## Bedroom 1

11'9" x 11'7" (3.59 x 3.55)

Large bedroom with built in robes. Wooden flooring

## Bedroom 2

8'2" x 10'4" (2.5 x 3.17)

Bedroom with built in storage. Wooden flooring

## Bedroom 3

6'0" x 7'3" (1.84 x 2.21)

Wooden flooring

## Bathroom

6'7" x 10'4" (2.03 x 3.17)

White bathroom suite comprising low flush w.c, panelled bath with overhead shower and wash hand basin. Tiled flooring and walls.

## OUTSIDE

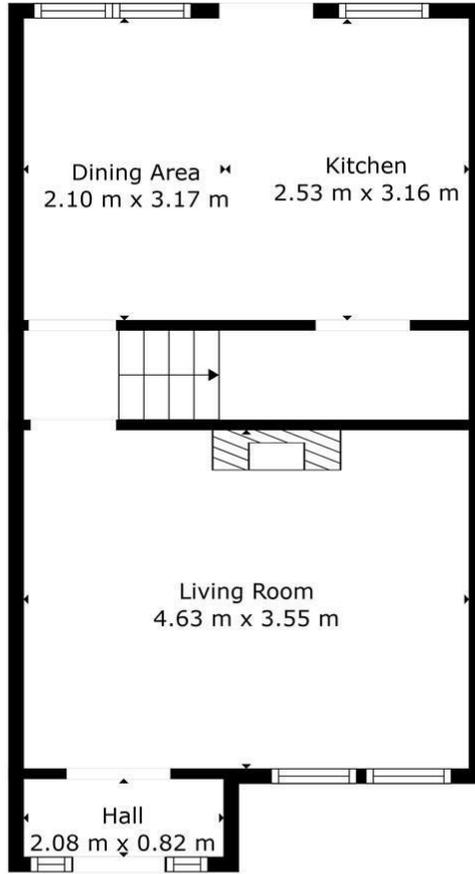
Garden to rear laid out in lawns. Gravel driveway to front for ample parking



## Directions



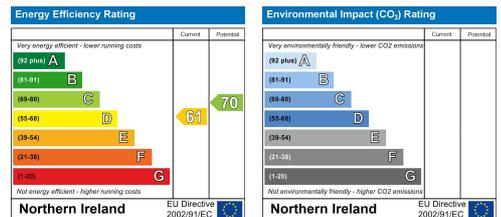
# Floor Plan



**TOTAL: 74 m<sup>2</sup>**  
 FLOOR 1: 38 m<sup>2</sup>, FLOOR 2: 36 m<sup>2</sup>  
 EXCLUDED AREAS: WALLS: 8 m<sup>2</sup>

Floorplan Is For Illustrative Purposes Only And Is Not To Scale

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