



81 Castle Rise, Tandragee, Craigavon, County Armagh, BT62 2NE

Asking Price £165,000

- Spacious Semi Detached Family Home
- Open Plan Modern Kitchen/Dining/Sun Room Area with an Array of Sleek Fitted Units & Integrated Appliances
- Double Glazing PVC Windows & Fascia
- Oil Fired Central Heating
- Suitable for Co-ownership
- Two Well Proportioned Bedrooms with an Option of Adding a Third Bedroom
- Detached Garage/Utility Room/WC
- Large Lounge Featuring an Open Fireplace
- Four Piece Fully Tiled Family Bathroom Suite
- Fully Enclosed and Private Rear Garden with Countryside Views

Hannath



Ground Floor Building 1

Approximate total area⁽¹⁾

631.51 ft²
58.67 m²

Reduced headroom

7.45 ft²
0.69 m²

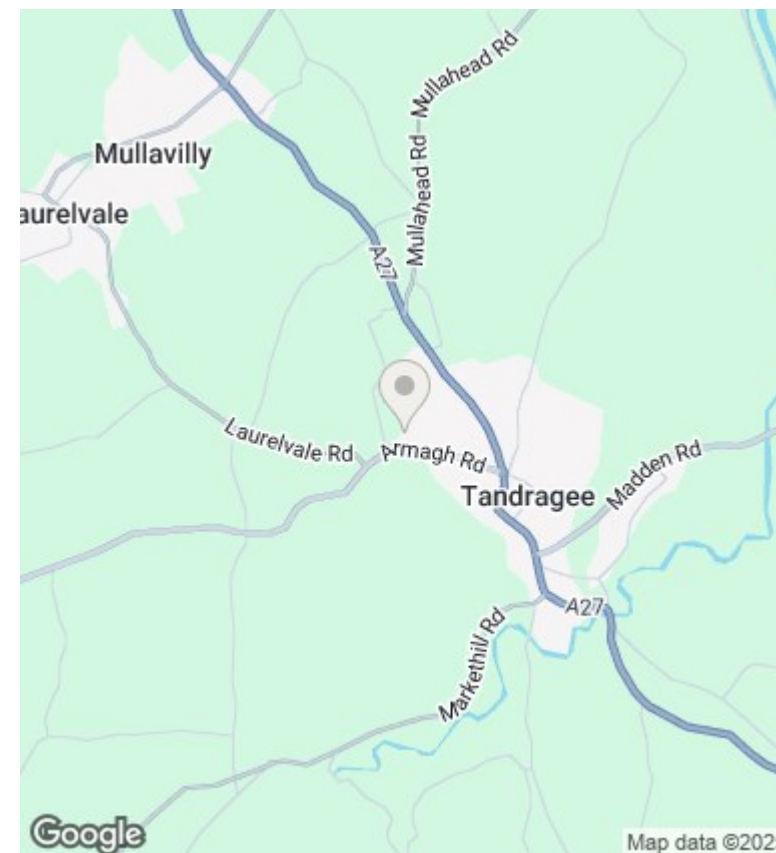
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 are based on RICS IPMS 3C standard.

GIRAFFE360



Directions

Located off Armagh Road, Tandragee

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	