



Hannath



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114 Westland Road, Portadown, Craigavon, County Armagh, BT62

Asking Price £115,000

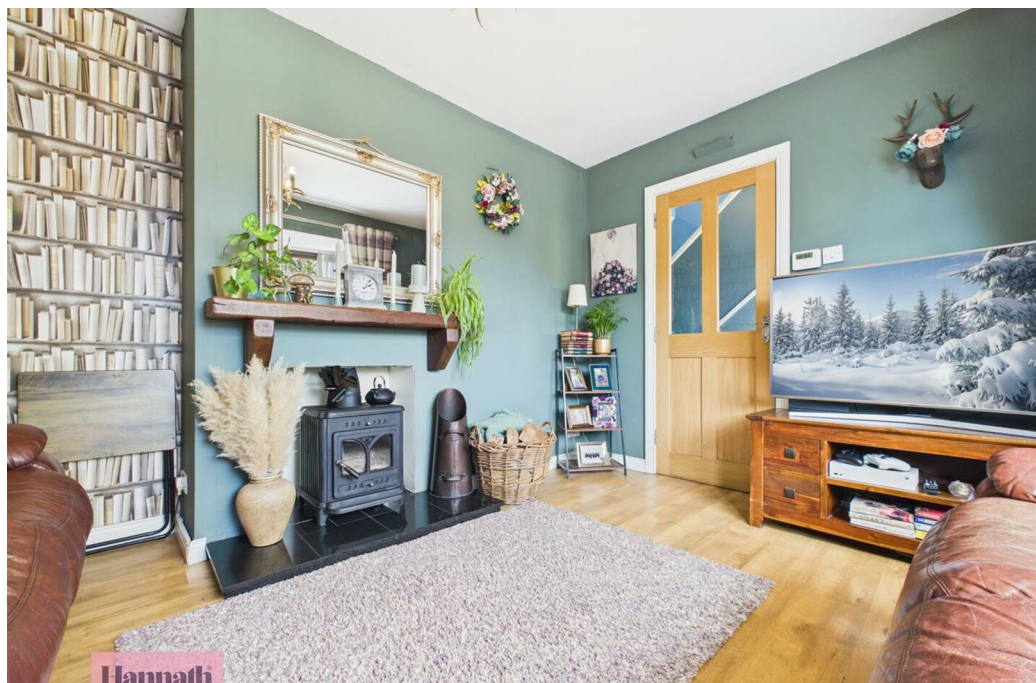
- Four Bedroom Townhouse
- Downstairs Bathroom
- Off Street Parking
- Lounge Featuring Multi Fuel Stove
- Four Further Well Proportioned Bedrooms with Built in Wardrobes
- Kitchen/Dining with an Array of Fitted Units and Integrated Appliances
- Gas Fired Central Heating

| 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 | |

114 Westland Road, Craigavon BT62 4DJ

Hannath Estate Agents are delighted to welcome this four bedroom family home. Stepping inside, you're immediately drawn to an inviting lounge, which offers a multi fuel stove. The superb open-plan kitchen and dining area boasts an array of fitted units and integrated appliances. For added practicality, the ground floor also conveniently hosts a dedicated three piece family bathroom suite. Ascending to the first floor, there are four well-proportioned bedrooms with majority offering built in wardrobes.

Located off Loughgall Road, Portadown.



Living Room

12'8" x 8'8"

The living room is a cosy space featuring a bay window that fills the room with natural light. It offers a warm focal point with a multi fuel stove. The room's wooden flooring and soft furnishings create a welcoming atmosphere, perfect for relaxation.

Kitchen/Dining

12'10" x 8'11"

The kitchen/dining area is well-appointed with wooden cabinetry and ample counter space. A window overlooks the rear garden, allowing plenty of daylight to brighten the room.

Bathroom

6'7" x 5'5"

The bathroom is neatly presented with a modern white suite including a bath, toilet, and sink with a vanity unit. The tiled floor and walls add a clean and fresh feel, while a window provides natural light and ventilation.

Hallway

6'9" x 14'10"

The hallway is finished with dark floor tiles that provide a durable and stylish entry to the home. It includes a stairway leading to the first floor.

Master Bedroom

12'0" x 10'9"

The master bedroom is a generous room with soft carpeting and a wide window that lets in plenty of light. It features built-in wardrobes.

Bedroom Two

10'4" x 9'6"

Bedroom Two is a well-sized room with neutral tones and carpeting, illuminated by a window that faces outside. It offers built-in storage space.

Bedroom Three

6'6" x 10'9"

Bedroom Three is a cosy room with a window that allows natural light to enter.

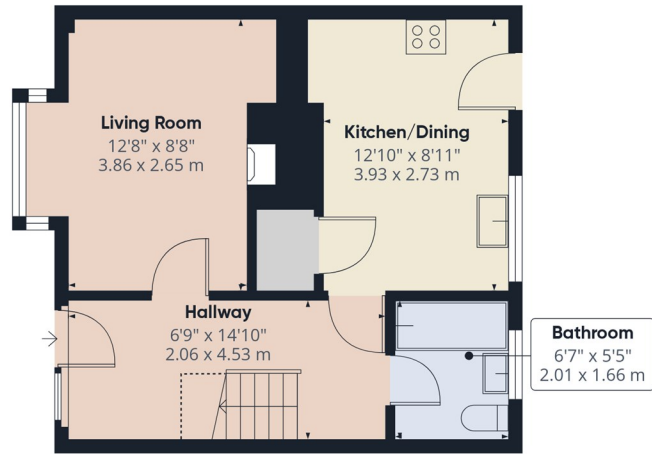
Bedroom Four

10'8" x 6'6"

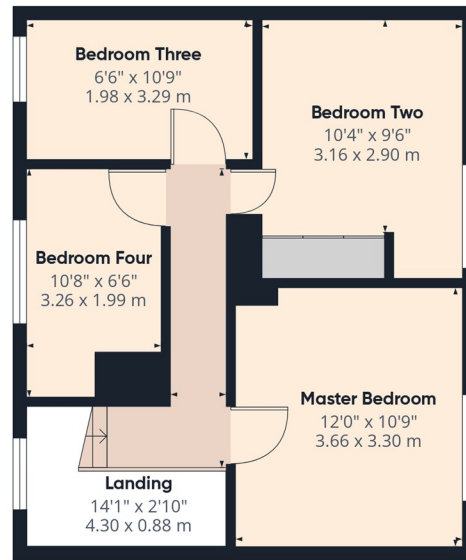
Bedroom Four features built-in storage and a window providing natural light.

Rear Garden

The rear garden offers a outdoor space with a lawn and paved patio area. It is enclosed by fencing and includes some mature shrubs.



Ground Floor



Floor 1



Approximate total area⁽¹⁾
837 ft²
77.6 m²

Reduced headroom
18 ft²
1.6 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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