



## 22 Ballybay Meadows, Portadown, Craigavon, County Armagh, Asking Price £139,950

- Semi detached family home
- Utility Room & downstairs W.C
- Large fully enclosed rear garden
- Spacious Lounge with feature fireplace and bay window
- Three well proportioned bedrooms
- Tarmac Driveway
- Kitchen/Diner with a large selection of wall and base level units
- Three piece bathroom suite with shower
- Oil central heating

**Hannath**

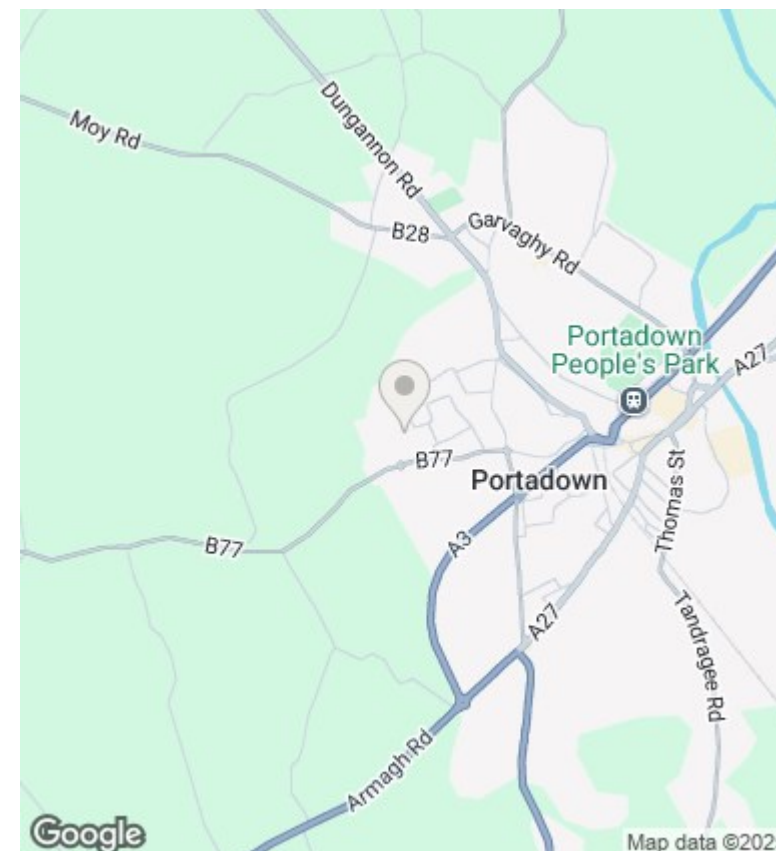
Approximate total area<sup>(1)</sup>  
459 ft<sup>2</sup>  
42.6 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

Floor 1



## Directions

## Viewings

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

## Council Tax Band

Northern Ireland

## EPC Rating:

E

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	54	66
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC