



22 The Fairways, Portadown, Craigavon, Armagh, BT62 3FR

Asking Price £169,950

- Fantastic three bedroom semi - detached family home
- Four piece bathroom
- PVC double glazed windows
- Kitchen with integrated appliances
- Fully enclosed rear garden
- Oil fired central heating
- Two reception rooms
- Conveniently located to Portadown Town Centre

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	

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Hannath are pleased to bring to the market this spacious semi-detached family home at approx 1173 sq. ft.

The property benefits from two reception rooms, spacious kitchen, three bedrooms and four piece bathroom suite. The back of the property is fully enclosed.

This property would make an ideal first time home for a young couple or family, located on the outskirts of Portadown yet conveniently located close to Portadown Town Centre and local amenities.



Hallway

6'11" x 10'10"

The hallway is bright and inviting, featuring natural stone flooring that adds a rustic touch. A wooden staircase with a polished bannister ascends to the upper floor, and a window allows natural light to filter through, enhancing the airy feel of the space.

Living Room

13'7" x 13'6"

The living room is a spacious, light-filled area with wooden flooring and large windows dressed with simple curtains. A central fireplace provides a focal point and adds character to the room.

Kitchen

10'3" x 15'10"

The kitchen is generously proportioned with tiled flooring and a range of wooden wall and base units. A colourful tiled splashback adds character, while large windows fill the room with natural light. There is a built-in oven with a hob and an external door offering access to the rear garden, making it practical for entertaining.

Dining Room

10'4" x 13'2"

The dining room is a sizeable and versatile space, featuring wooden flooring and windows that provide plenty of daylight. It sits adjacent to the kitchen, making it perfect for formal dining or family meals.

WC

2'6" x 5'0"

The ground floor benefits from a convenient WC, fitted with a toilet and a pedestal basin. A small window provides natural light, maintaining a fresh atmosphere in this practical space.

Bedroom 1

11'11" x 11'6"

Bedroom 1 offers a comfortable double space with wood effect flooring and neutral décor.

Bedroom 2

10'2" x 12'5"

Bedroom 2 is another double room, with wooden flooring. The windows allow light to enter, making the room feel bright and airy.

Bedroom 3

7'1" x 12'6"

Bedroom 3 is a smaller bedroom with wood effect flooring and a roof window that floods the space with natural light. The sloped ceiling adds character, while the neutral decor provides a blank canvas to personalise the room.

Bathroom

7'1" x 10'0"

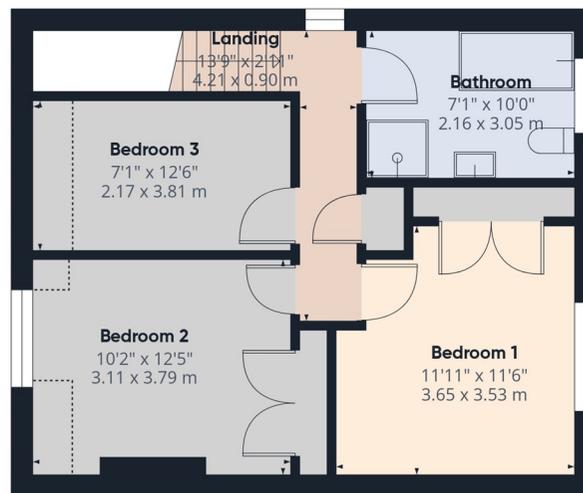
The bathroom is spacious and features a corner bath, a separate walk-in shower, a toilet, and a vanity unit with a basin. The room is tiled partly in blue and has wood effect flooring, with a window ensuring natural light and ventilation.

Rear Garden

The rear garden is a well-maintained outdoor space with a lawn bordered by fencing. There is a paved patio area ideal for seating or outdoor dining, along with a garden shed providing useful storage. The garden is private and well enclosed, offering a peaceful place to relax or entertain.



Ground Floor



Floor 1



Approximate total area⁽¹⁾

1032 ft²
95.9 m²

Reduced headroom

25 ft²
2.3 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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