



## 16 Cedar Lodge, Portadown, Craigavon, Armagh, BT63 5FR

Asking Price £164,950

- Three Bedroom Family Home
- Suitable for Co-ownership
- Modern Kitchen/Dining Area with an Array of Sleek Fitted Units and Integrated Appliances
- Downstairs WC
- Two Further Well Proportioned Bedrooms
- Family Bathroom Suite
- Viewing is Strictly via Agent
- Spacious Lounge Featuring a Wood Burning Stove
- Master Bedroom Flooded with Natural Light Including a Private En-Suite
- Oil Fired Central Heating

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

# 16 Cedar Lodge, Craigavon BT63 5FR

Hannath Estate Agents are thrilled to present a truly special three-bedroom family home. There is an abundance of natural light in the spacious lounge which also features a wood burning stove. The heart of this home is undoubtedly the modern kitchen and dining area, boasting sleek, high-spec fitted units and integrated appliances. Convenience is key, with a handy downstairs WC for easy access. Ascend to the upper level to discover a master bedroom complete with its own private en-suite, alongside two further double bedrooms, ideal for a growing family. A contemporary three-piece family bathroom completes the upper floor.

Located off Calvertstown Road, Bleary.

Situated near Craigavon Area hospital, Rushmere shopping centre, Craigavon Omniplex, South Lake Leisure Centre, Portadown town centre, schools, restaurants, nightlife and other local amenities as well as M1 interchange.



### Hallway

7'5" x 4'3"

Tiled.

### Lounge

14'7" x 14'8"

Radiator. Stove.

### Kitchen/Dining

11'7" x 13'1"

High & low units. Integrated appliances.

### WC

5'2" x 4'3"

Tiled.

### Landing

11'6" x 6'9"

Radiator. Carpet.

### Master Bedroom

11'8" x 14'9"

Radiator. Carpet.

### En-Suite

2'11" x 7'9"

Tiled.

### Bedroom Two

11'2" x 10'9"

Radiator. Carpet.

### Bedroom Three

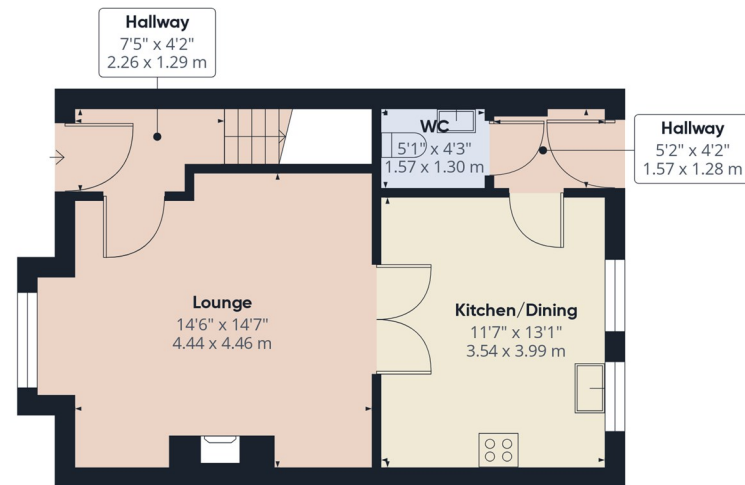
7'9" x 6'11"

Radiator. Carpet.

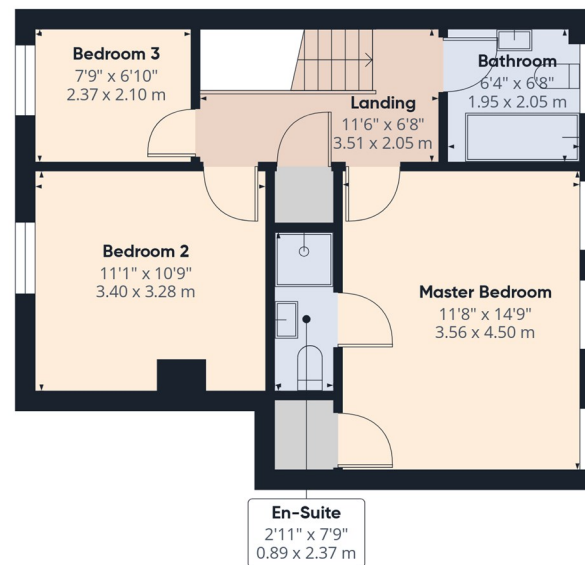
### Bathroom

6'5" x 6'9"

Three piece suite.



Ground Floor



**Approximate total area<sup>(1)</sup>**  
946 ft<sup>2</sup>  
87.6 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.

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