



2 Bachelors Park, Portadown, Craigavon, County Armagh, BT63

FOY Offers Over £215,000

- Four Bedroom Semi-Detached Family home
- Utility & Downstairs WC
- Four Piece Fully Tiled Family Bathroom Suite
- Lounge with a Feature Stove
- Master Bedroom with a Private En-Suite
- 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
- Modern Kitchen/Dining with an Array of Sleek Fitted Units and Integrated Appliances
- Three Further Well Proportioned Bedrooms
- Viewing Strictly via Agent

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	78
(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	

2 Bachelors Park, Craigavon BT63 5QX

Hannath Estate Agents are delighted to welcome this four bedroom semi-detached family home. Stepping inside, you're immediately drawn to an inviting lounge, which offers a feature stove. The superb open-plan kitchen and dining area boasts an array of sleek, modern fitted units and integrated appliances. For added practicality, the ground floor also conveniently hosts a dedicated utility room and a well-appointed WC. Ascending to the first floor, there is a master bedroom complete with its own private en-suite, three further well-proportioned bedrooms & a stylish four-piece family bathroom suite beautifully completes the first-floor accommodation.

Located off Killycomain Road, Portadown.



Hallway

6'9" x 19'4"

The hallway welcomes you with a spacious and bright area featuring a tiled floor. The neutral tones and thoughtful furnishings create an inviting first impression, and the carpeted staircase leads effortlessly to the first floor.

Living Room

12'11" x 15'2"

This welcoming living room is filled with natural light from multiple windows, highlighting the warm wood-effect flooring. The room centres around a charming wood burning stove with a stone surround.

Kitchen/Dining

12'11" x 15'6"

The kitchen and dining area is bright and contemporary with a glossy tiled floor that adds a touch of elegance. The kitchen features a range of sleek white cabinetry, integrated appliances and French doors opening out to the garden.

Utility

6'9" x 6'5"

This practical utility room is fitted with matching units and a work surface, complemented by a tiled floor for easy maintenance. It offers space for utility appliances and additional storage.

WC

6'10" x 2'11"

A well-appointed WC features neutral tiling and a simple white suite with a vanity unit beneath the wash basin.

Landing

6'10" x 9'5"

The landing on the first floor provides access to all bedrooms and bathroom, with a carpeted floor and white balustrade.

Master Bedroom

12'8" x 9'11"

The master bedroom offers a spacious and serene retreat with a soft carpet underfoot and light walls enhancing natural light. Two windows overlooks the front of the home, and the room benefits from an en-suite for added privacy and convenience.

En-Suite

7'6" x 2'11"

This ensuite shower room features modern tiling in soft tones, a glass shower enclosure, a white basin with storage beneath, and a heated towel rail.

Bedroom Two

11'0" x 9'11"

Bedroom Two is a comfortable double room carpeted in soft tones and enjoying natural light from the rear-facing window.

Bedroom Three

8'8" x 9'10"

Bedroom Three provides a cosy carpeted room with a window to the rear.

Bedroom Four

7'2" x 9'5"

Bedroom Four is a smaller room, carpeted and with a window to the rear.

Bathroom

9'4" x 7'0"

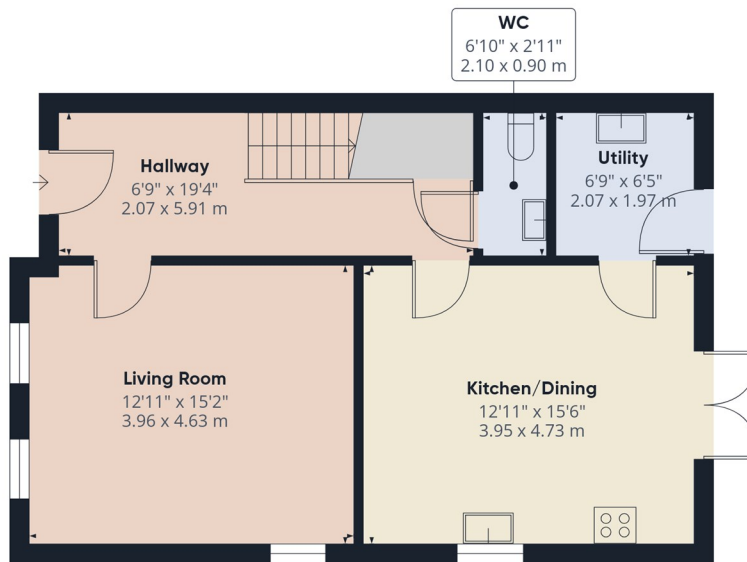
The family bathroom is a bright and modern space with tiled walls and floor in neutral shades. It features a white bath with a side panel, a separate glass-enclosed shower, a compact basin with storage beneath, a toilet, and a heated towel rail.

Rear Garden

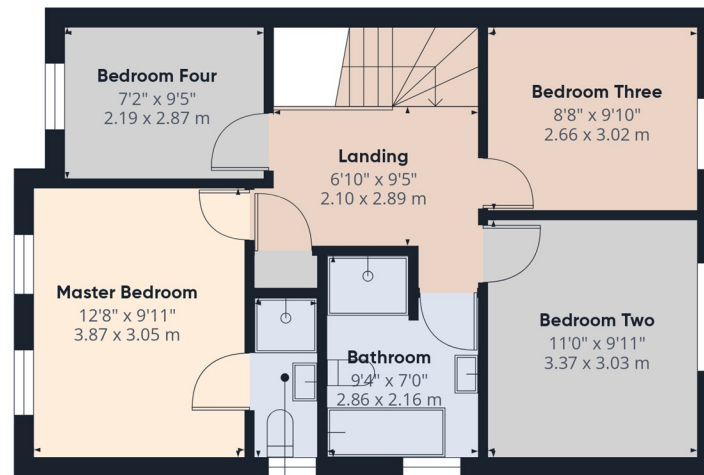
The rear garden is a well-maintained, fenced space with a lawn that is perfect for outdoor activities and family enjoyment. It is accessible from the kitchen/dining area through French doors.

Front Exterior

The front exterior of the property showcases a modern semi-detached brick home with symmetrical windows and a pitched roof. The neat frontage is complemented by a small lawn and driveway providing parking space.



Ground Floor



En-Suite
7'6" x 2'11"
2.29 x 0.89 m

Floor 1



Approximate total area⁽¹⁾
1149 ft²
106.9 m²

(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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