



21 Margretta Park, Portadown, Craigavon, County Armagh, BT63

Asking Price £269,950

- Four Bedroom Semi-Detached Family Home
- Kitchen with a range of high and low level fitted units
- Off street parking
- Early viewings recommended
- Spacious Living Dining Area
- Downstairs Shower Room
- Fully enclosed rear garden
- Spacious Sitting Room
- Converted study/sitting area
- Close To Local Amenities and Transport links

Hannath

Approximate total area⁽¹⁾
901 ft²
83.8 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.

GIRAFFE360

Ground Floor

Shower Room
11'4" x 7'0"
3.46 x 2.16 m

Hallway
7'10" x 5'2"
2.39 x 1.59 m

Entry
2'11" x 6'0"
0.90 x 1.85 m

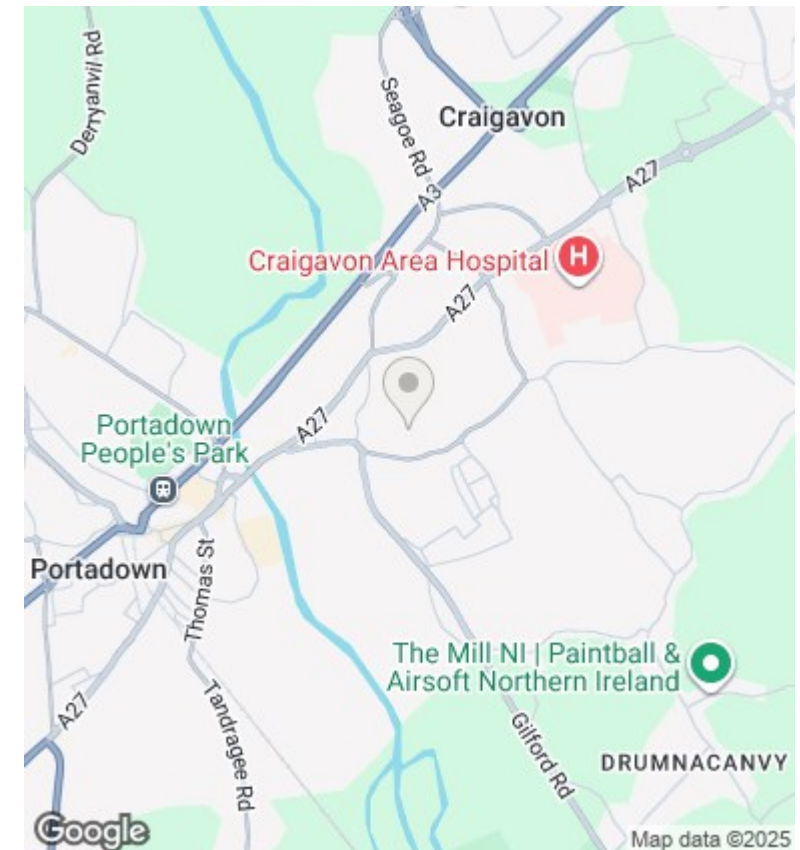
Entrance Hall
13'7" x 4'0"
4.15 x 1.24 m

Kitchen/Diner
20'5" x 9'9"
6.23 x 2.97 m

Lounge
12'3" x 12'4"
3.75 x 3.77 m

Living Room
14'2" x 12'3"
4.34 x 3.76 m

Dining Room
10'9" x 11'4"
3.28 x 3.47 m



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	47	56
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	