



10 Colane Gardens, Craigavon, BT67 9GX

£284,950

- Detached family home of approx 1600sqft
- Utility room & downstairs W.C
- Double glazed PVC windows
- Early viewings come highly recommended
- Two spacious reception rooms
- Four spacious double bedrooms, Including master with en-suite
- Tarmac Driveway
- Kitchen/Diner with an array of high and low level units and patio doors to rear
- Four piece bathroom suite
- Fully enclosed rear garden in lawn and detached single garage

Hannath

Approximate total area⁽¹⁾
230 ft²
21.4 m²

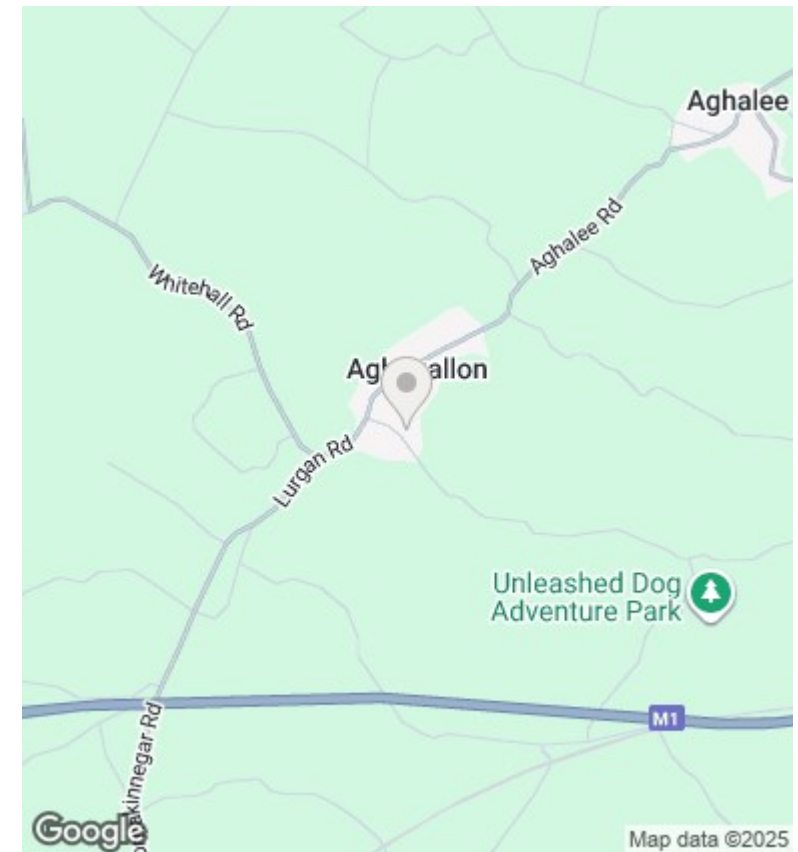
(1) Excluding balconies and terraces

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 Building 2

Garage
22'3" x 10'6"
6.79 x 3.21 m



Directions

Viewings

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

Council Tax Band

Northern Ireland

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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