



167 Drumford Meadow, Portadown, Craigavon, BT63 5BH

£224,950

- Three bedroom detached family home
- Modern kitchen/dining area with an array of sleek fitted units and integrated appliances
- Three further well proportioned double bedrooms
- PVC double glazed windows & doors
- Approximately 1174 sq.ft.
- Sunroom with patio doors to rear
- Four piece family bathroom suite
- Spacious lounge that is flooded with natural light
- Utility and Downstairs WC
- Gas

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		

167 Drumford Meadow, Craigavon BT63 5BH

This superb three-bedroom detached residence is presented in excellent condition with modern finishes and upgrades throughout. Located in a quiet and desirable cul-de-sac, the property offers privacy, comfort, and an ideal setting for family life. Accommodation includes a bright sunroom overlooking a private rear garden, a contemporary fitted kitchen with separate utility room, and a living space plumbed for a gas fire. The master bedroom benefits from a walk-in wardrobe and a fully tiled en-suite, while the remaining bedrooms are serviced by a stylish four-piece family bathroom suite. With its turnkey condition, spacious layout, and sought-after location, this property represents an excellent opportunity to acquire a high-quality family home. Early viewings are highly recommended to fully appreciate what 167 Drumford Meadow has to offer.



Hallway

16'3 x 7'1

Tiled flooring. Single panel radiator. Security system. Access to under stairs storage.

Living Room

11'9 x 14'4

Double panel radiator. Plumbed for gas fire.

Kitchen/Diner

11'6 x 16'0

Range of high and low level fitted units with hard wearing worktop. ~Integrated hob, oven, extractor fan, dishwasher and fridge/freezer. Tiled flooring. Upright radiator.

Sunroom

10'11 x 9'4

Tiled flooring. Access to rear garden via PVC door.

Utility Room

6'11 x 5'4

High and low level fitted units, hard wearing worktop and stainless steel sink. Plumbed for washing machine and space for tumble dryer. Tiled flooring. Single panel radiator. Access to rear garden via; PVC door.

WC

6'0 x 3'5

Comprising of; low flush WC and wash hand basin with vanity unit and tiled splash back. Tiled flooring and single panel radiator.

Landing

3'5 x 6'11

Carpet flooring. Access to roof space.

Master Bedroom

13'2 x 10'8

Front aspect room. Carpet flooring. Double panel radiator.

Wardrobe Area

3'11 x 7'0

Carpet flooring. Access to;

En-suite

5'8 x 7'0

Three piece bathroom suite comprising of; low flush WC, wash hand basin with vanity unit and panelled walk in mains shower. Tiled flooring and fully tiled walls. Heated towel rail.

Bedroom 2

10'1 x 8'0

Side aspect room. Carpet flooring. Single panel radiator.

Bedroom 3

9'4 x 10'10

Front aspect room. Carpet flooring. Double panel radiator. Access to built in storage.

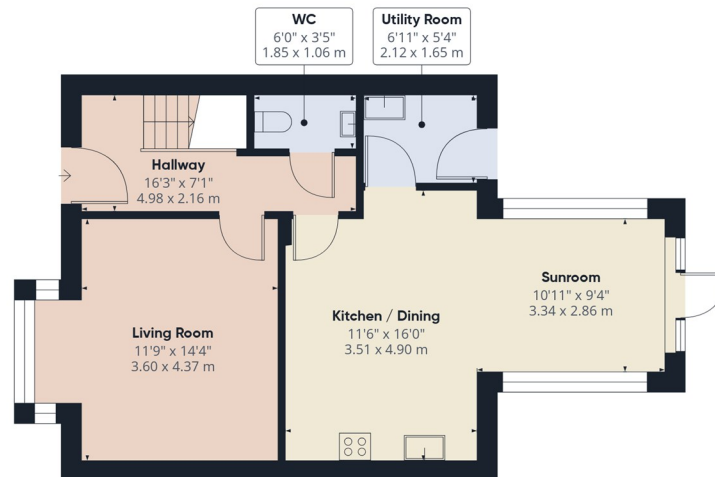
Bathroom

10'0 x 6'1

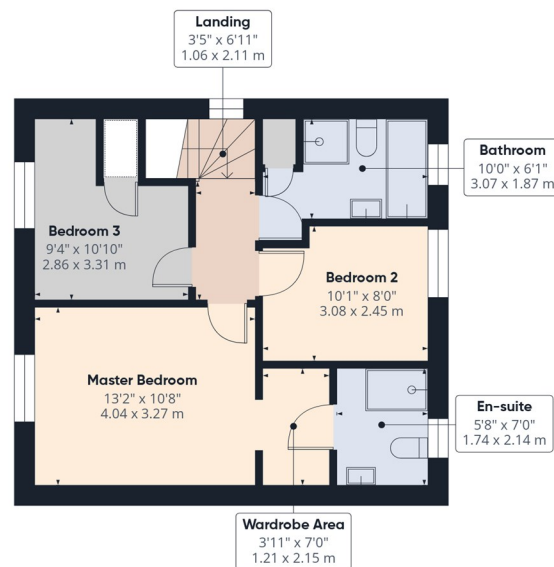
Four piece bathroom suite comprising of; low flush WC, fitted bath with shower attachment, wash hand basin with vanity unit, panelled mains shower. Tiled splash back and tiled flooring. Heated towel rail. Access to hot press.

Exterior

The front garden is mainly laid in lawn with tarmac driveway. Rear garden is mainly laid in lawn with patio area and is fully enclosed.



Ground Floor



Floor 1



Approximate total area⁽¹⁾
1103 ft²
102.2 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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