



## 6 Ballyoran Terrace, Portadown, Craigavon, BT62 1DR

### Offers Over £95,000

- Three Bedroom Townhouse
- Downstairs Three Piece Family Bathroom 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
- Lounge with Feature Fireplace
- Three Bedrooms
- Ideal for First Time Buyers & Investors
- Kitchen/Dining Area with an Array of High & Low Fitted Units & Integrated Appliances
- Oil Fired Central Heating
- Viewings Strictly via Agent

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		

# 6 Ballyoran Terrace, Craigavon BT62 1DR

Hannath Estate Agents is delighted to present this three-bedroom townhouse. Upon entry, you're welcomed into a bright and inviting lounge and it's enhanced by a feature fireplace. The open-plan kitchen/dining area is functional offering high and low-level fitted units, ample workspace, and plenty of storage. Adding to the home's accessibility and convenience, a ground-floor bathroom is thoughtfully included, making this property especially suitable for those with mobility concerns. Upstairs, the accommodation continues with three bedrooms, featuring built-in wardrobes to provide storage solutions.

Located off the Garvaghy Road, Portadown.

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





### **Hallway**

3'3" x 3'6"

Carpet.

### **Lounge**

11'10" x 11'11"

Carpet, electric feature fireplace & radiator.

### **Kitchen/Dining**

14'9" x 8'

Tiled floor, high & low level units, integrated extractor fan & radiator.

### **Bathroom**

7'7" x 8'1"

Tiled floor, partially tiled three piece family suite - bath, low flush WC, pedal wash & hand basin.

### **Landing**

3'5" x 2'10"

Carpet & access to roof space.

### **Master Bedroom**

10'9" x 9'12"

Carpet, built in wardrobes & double panel radiator.

### **Bedroom Two**

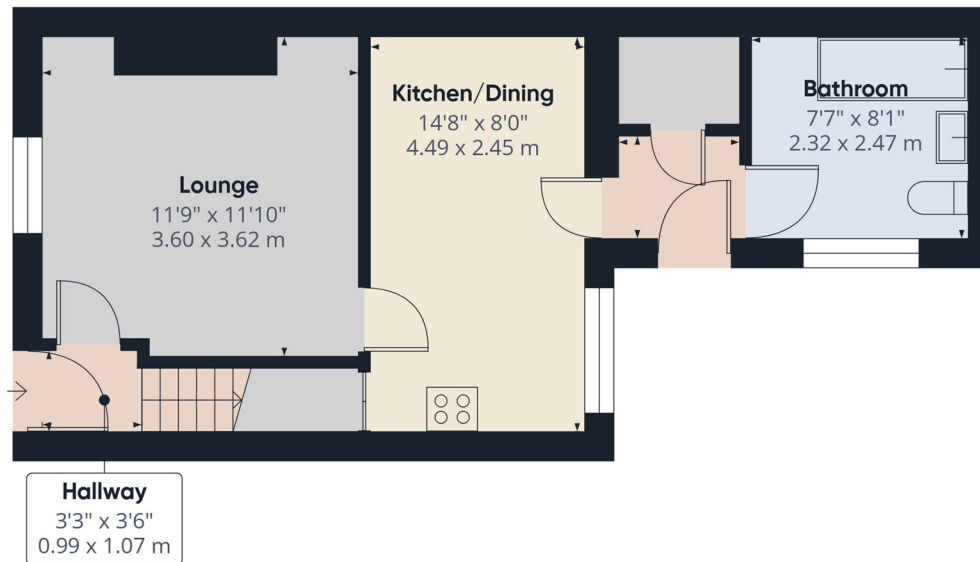
8'4" x 10'1"

Carpet, built in wardrobes & radiator.

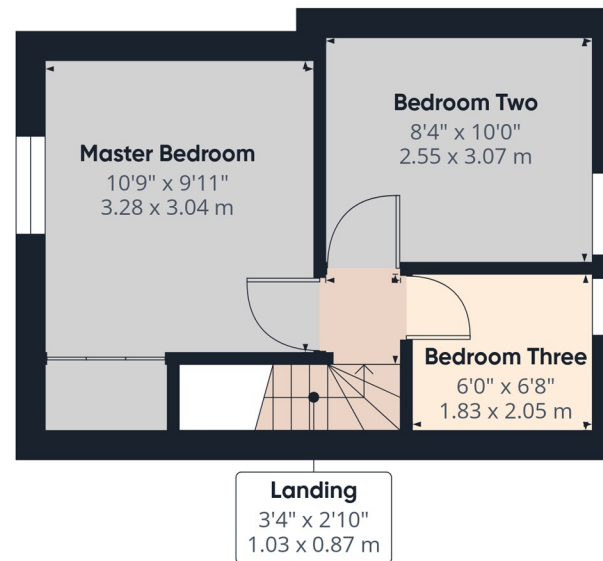
### **Bedroom Three**

6' x 6'9"

Carpet & radiator.



Ground Floor



Floor 1



**Hannath®**

**Approximate total area<sup>(1)</sup>**

637 ft<sup>2</sup>  
59.3 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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