



## 7 Roslyn Meadows, Portadown, Craigavon, BT63 5EA

£295,000

- Three Bedroom Detached Bungalow with Private Rear Garden
- Utility
- Four Piece Family Bathroom Suite
- Viewing Strictly via Agent
- Large Lounge with Electric Fireplace
- Master Bedroom Featuring Private En-Suite
- Large Shed (15'11" x 10'7")
- Open Plan Kitchen/Dining/Living Area with an Array of Sleek Fitted Units and Integrated Appliances
- Two Further Well Proportioned Bedrooms
- Fully Enclosed & Private South Facing Rear Garden

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>	<b>82</b>	<b>82</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		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

# 7 Roslyn Meadows, Craigavon BT63 5EA

Hannath Estate Agents are thrilled to present this impressive three-bedroom detached bungalow, offering a perfect blend of modern comfort and functional design. Upon entry, you are welcomed by a cosy lounge featuring an inviting electric fireplace, which flows seamlessly into a spacious, open-plan kitchen, dining, and living area; this heart of the home is equipped with sleek, contemporary cabinetry and high-quality integrated appliances. The property further benefits from a convenient utility room, a generous master bedroom complete with a private en-suite, two additional well-proportioned bedrooms, and a stylish four-piece family bathroom. Outside, the home boasts a fully enclosed, private south-facing rear garden, ideal for relaxation and outdoor entertaining. Enhanced by the efficiency of zoned oil heating, this turnkey bungalow is an exceptional opportunity for those seeking a highly comfortable and low-maintenance lifestyle.



### Hallway

20'5" x 6'2"

A bright and welcoming hallway featuring stylish white tiled flooring with a subtle marble effect and white walls accented by chair rail panelling. Solid wooden doors with a natural finish lead to the various rooms.

### Lounge

16'2" x 12'6"

This cosy lounge is bathed in natural light from a wide window, creating a warm and inviting atmosphere. It features wood-effect flooring and cream walls with decorative panelling that add texture and charm. A modern wall-mounted electric fireplace serves as a focal point.

### Kitchen/Dining

19'6" x 14'4"

A spacious kitchen/dining/living area characterised by its contemporary design, featuring dark cabinetry with sleek handles and light worktops. The room is beautifully lit with recessed ceiling lights and benefits from a large window and a set of French doors that open to the garden.

### Utility

5'9" x 5'5"

A well-appointed utility room fitted with matching wall and base units in the same dark finish as the kitchen. It provides space for a washing machine and dryer under a wood-effect work surface.

### Master Bedroom

13'4" x 12'7"

The master bedroom has soft grey carpeting and crisp white walls that enhance the natural light from the window. The room also benefits from an en-suite with modern fixtures and fittings.

### En-Suite

8'9" x 3'10"

The en-suite shower room is compact and well designed, featuring a glass shower enclosure, a vanity basin with a mirror above, and light-toned tiles that keep the space feeling bright and fresh.

### Bedroom Two

9'8" x 12'7"

A comfortable bedroom with soft grey carpeting and neutral walls. A window with blinds allows natural light to fill the space.

### Bedroom Three

9'8" x 12'1"

A bright bedroom with grey carpeting and neutral walls, decorated with touches of pink.

### Bathroom

6'5" x 8'8"

A contemporary bathroom featuring a large corner bath, a separate shower enclosure with clear glass doors, a modern basin set in a dark vanity unit, and a WC. The room is beautifully tiled with light tones and includes one frosted window that provide natural light while maintaining privacy.

### Rear Garden

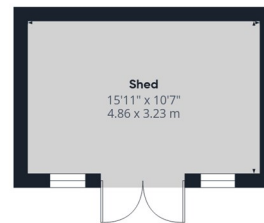
A spacious rear garden with a generous paved patio area that provides ample space for outdoor dining and entertaining. Beyond the patio, a large lawn extends the outdoor space, bordered by a wooden fence for privacy.



Ground Floor Building 1

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

1321 ft<sup>2</sup>  
122.8 m<sup>2</sup>



Ground Floor Building 2

(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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