



51 Carnreagh Park, Craigavon, BT64 3AB

£189,950

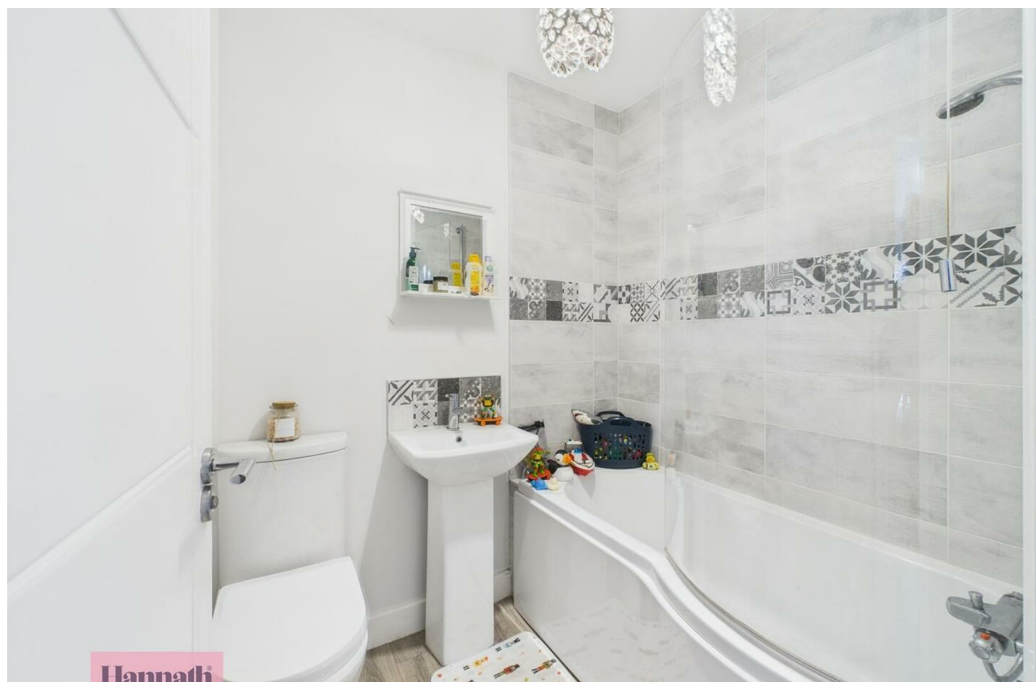
- Well presented three bedroom semi-detached home
- Downstairs W.C.
- Fully enclosed rear garden
- PVC double glazed windows
- Kitchen/diner with a range of integrated appliances and utility
- Three double bedrooms including a master with en-suite
- Off street parking
- Spacious Lounge
- Three piece bathroom suite
- Gas central heating



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(81-81) <b>B</b>		
(69-69) <b>C</b>		
(55-55) <b>D</b>		
(39-54) <b>E</b>		
(21-28) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	83	83
EU Directive 2002/91/EC		

# 51 Carnreagh Park, Craigavon BT64 3AB

Hannath are pleased to welcome to the market this well presented three-bedroom semi-detached house in the popular Carnreagh Park. Finished to a high standard throughout, this ground floor offers spacious lounge, kitchen/diner with a range of appliances, utility room and downstairs WC. The first floor benefits from three double bedrooms including a master with en-suite and a three piece bathroom suite. Buyers of 51 Carnreagh Park can avail from not only spacious living accommodation, being within walking distance to Rushmere Shopping Centre, Tesco, Omniplex and other amenities. 51 Carnreagh Park is sure to popular and early viewings come highly recommended.



### **Entrance Hall**

14'5x3'6

### **Living Room**

13'0x12'4

### **Kitchen**

16'3x9'11

### **Utility Room**

7'3x3'7

### **Downstairs w.c.**

4'9x3'5

### **Landing**

8'5x3'2

### **Bedroom 1**

13'0x12'3

### **En-suite**

8'11x3'8

### **Bedroom 2**

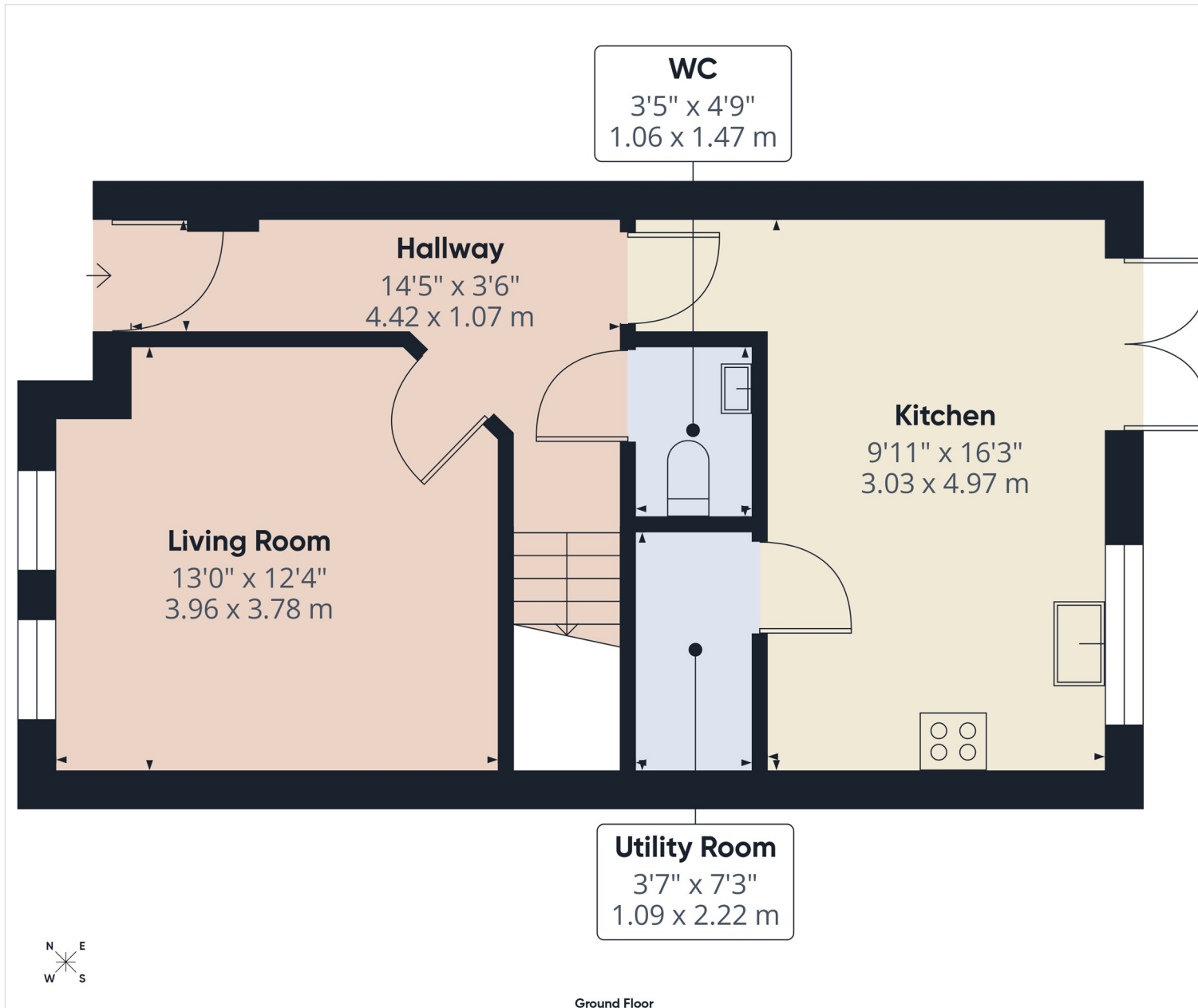
12'7x8'6

### **Bedroom 3**

10'3x7'5

### **Bathroom**

6'3x5'2



**Approximate total area<sup>(1)</sup>**  
473 ft<sup>2</sup>  
43.9 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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