



## 10 Connaught Park, Portadown, Craigavon, BT62 3DF

£199,950

- Three bed semi detached property
- Utility and downstairs three piece bathroom
- Low maintenance and fully enclosed garden to rear
- Off street Parking
- Three reception rooms including conservatory
- Integral Garage
- Hoover system installed
- Master with en-suite
- Kitchen/Diner with a range of high and low level units
- PVC Double glazed windows

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		
	33	69
Northern Ireland		
EU Directive 2002/91/EC		

# 10 Connaught Park, Craigavon BT62 3DF

Hannath are delighted to welcome this three-bedroom semi-detached home with garage set on an enclosed and private site situated in the much sought after residential area of Connaught Park. The property offers spacious living accommodation including a spacious lounge, dining room, conservatory fitted kitchen with a range of integrated appliances, utility and a three-piece bathroom suite. Upstairs the property has three spacious bedrooms, master with en-suite and a three piece family bathroom. This property will appeal to many first-time buyers or families and would make a perfect family home, arrange a viewing today to fully appreciate all this property has to offer.



### Entrance Hall

18'7x9'0  
Wooden floor, radiator, front door in pvc, under stairs storage

### Living Room

14'6x11'10  
Feature fireplace with stove, wood flooring, radiator, doors to dining room

### Dining Room

13'9x11'9  
Wood laminate flooring, radiator

### Conservatory

10'0x9'7  
Tiled flooring, radiator, double patio doors to rear

### Kitchen

25'5x10'1  
Range of high and low level units, integrated appliances, tiled flooring, radiator

### Utility

11'4x5'7  
Range of units, space for washing machine and tumble dryer, tiled flooring

### Bathroom

7'2x7'0  
Three piece suite, shower, wash hand basin, w.c., tiled flooring, radiator

### Garage

22'1x13'11

### Landing

23'3x2'11  
In carpet, access to roofspace

### Bedroom 1

12'9x11'10  
Wood laminate flooring, radiator

### Bedroom 2

12'10x11'9  
Wood laminate flooring, built in surround wardrobe, radiator

### Bedroom 3

12'5x10'2  
Wood laminate flooring, radiator

### En-suite

6'5x5'10  
Three piece suite, shower, wash hand basin, w.c., tiled flooring, radiator

### Bathroom

10'7x5'10  
Three piece suite, bath, wash hand basin, w.c., tiled flooring, radiator





Ground Floor

**Approximate total area<sup>(1)</sup>**  
 1333 ft<sup>2</sup>  
 123.9 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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