



8 Mahon Avenue, Portadown, Armagh, BT62 3JE

£144,950

- Three bed semi detached home
- Dining area open from living room
- Convenient and popular location
- Living room with feature fireplace
- Three piece bathroom suite
- Kitchen with a range of units
- Oil fired central heating

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			
		76	52
Northern Ireland		EU Directive 2002/91/EC	

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Hannath are delighted to welcome to the market this three bedroom semi detached home with private and fully enclosed rear garden. A comfortable family home comprising of living room with dining area, kitchen and three generously proportioned bedrooms. Situated in the ever popular Mahon Drive development this property is within walking distance to local schools, shops and amenities. In addition Portadown Town Centre is only a few minutes drive away with good road links providing convenient access to Armagh, Tandragee and M1 Motorway.

Viewers seeking an affordable family home will not be disappointed so ring now to book your viewing.



Entrance Hall

12'10x5'10

Wood laminate flooring, radiator, pvc front door

Living/Dining Room

24'1x11'3

Feature fireplace with open fire, wood laminate flooring, radiator x2

Kitchen

9'2x8'10

Range of units and space for appliances, tiled flooring, radiator, pvc back door to rear

Landing

8'8x7'6

In carpet

Bedroom 1

11'2x9'0

In carpet, radiator

Bedroom 2

12'6x9'7

In carpet, radiator

Bedroom 3

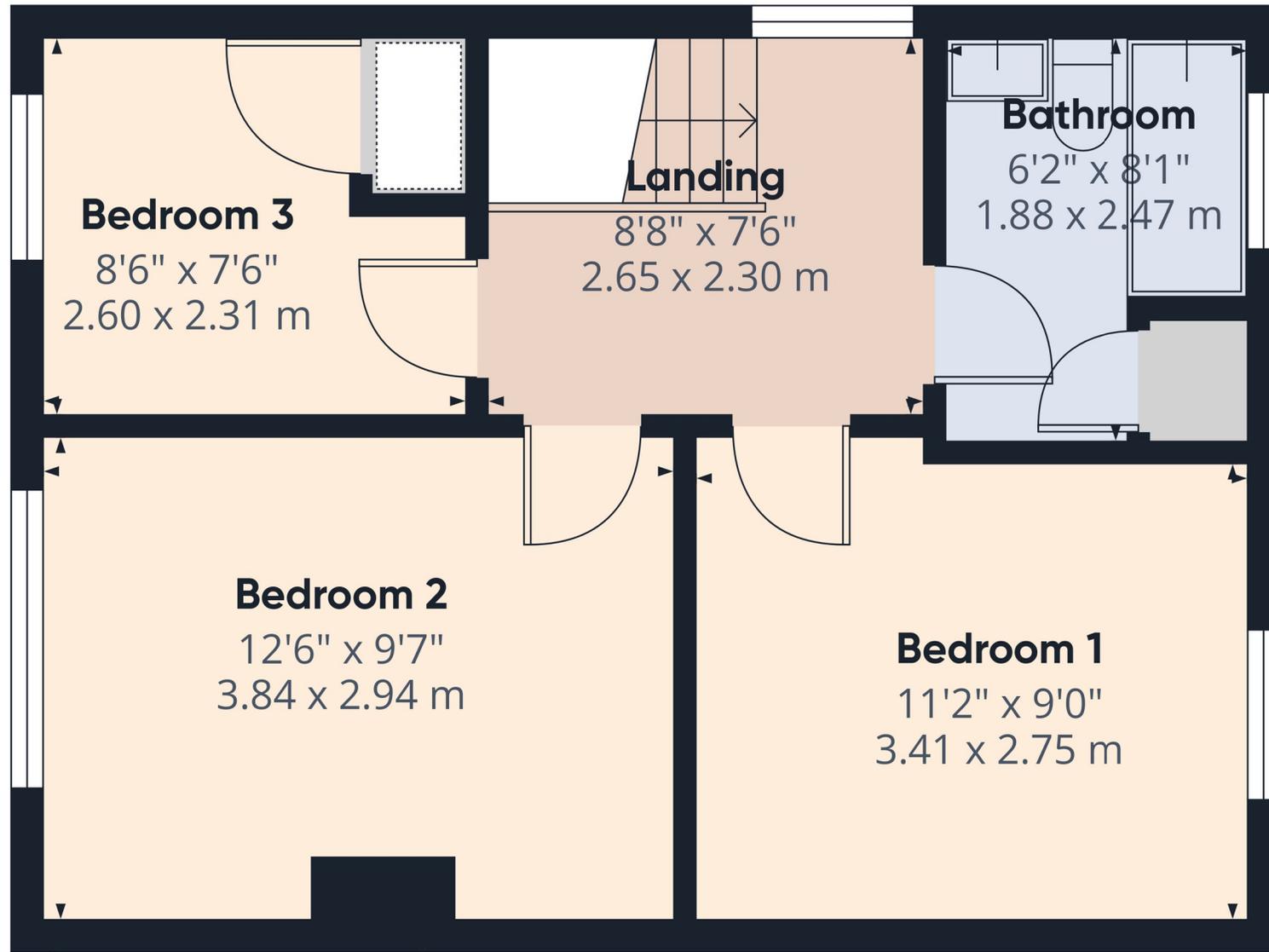
8'6x7'6

Wood laminate, radiator. built in storage

Bathroom

8'1x6'2

Three piece suite with shower over bath, wash hand basin, w.c., tiled walls, radiator, hot press



Approximate total area⁽¹⁾
376 ft²
35.1 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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Floor 1