

## 3 Oakfields, Craigavon, County Armagh, BT65 5GZ

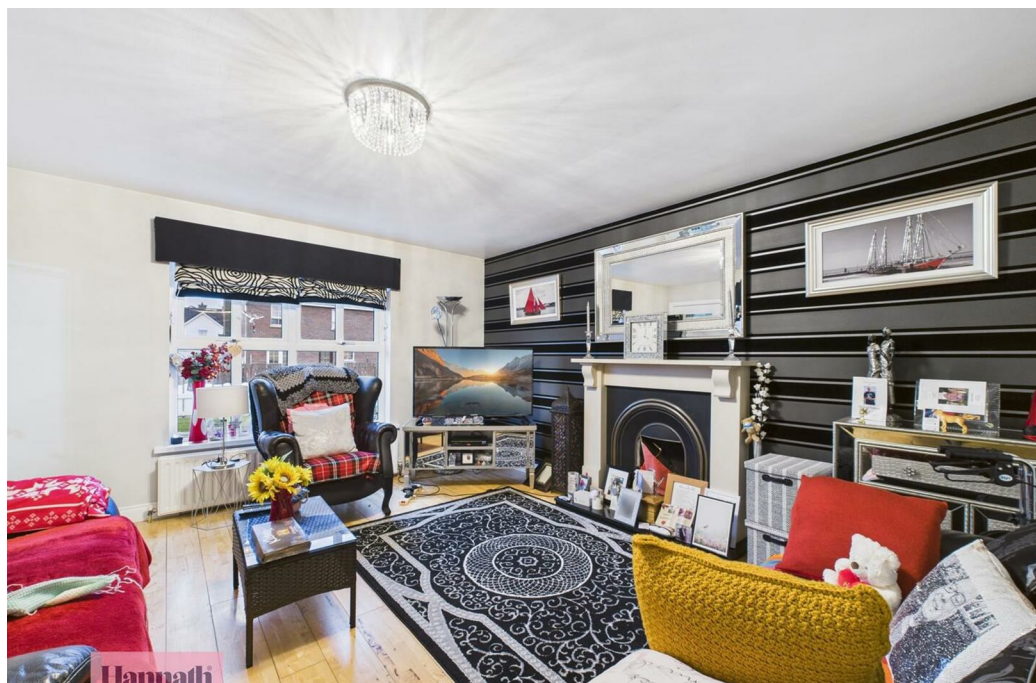
Offers In The Region Of £219,950

- Stunning Four Bedroom Detached Chalet Style Bungalow at Approx. 1,420 sq.ft.
- Two Reception Rooms Including Sun Lounge
- Two Bathrooms including a Three Piece Bathroom Suite On the Ground Floor
- Four Well Proportioned Double Bedrooms Including Two Bedrooms on the Ground Floor
- Open Plan Modern Kitchen/Dining/Sun Lounge with an Array of Sleek Fitted Units, Kitchen Island and Integrated Appliances
- Oil Fired Central Heating

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		

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Hannath Estate Agents are thrilled to present this spacious four-bedroom detached chalet bungalow, offering adaptable living with the option to reconfigure space for extra bedrooms or reception areas to suit your lifestyle. Inside, two inviting reception rooms include a lounge with open fireplace and a bright, open-plan kitchen/dining area with a sleek island, modern fitted units, integrated appliances & a sun lounge. The property features four generous double bedrooms—split across floors—and two bathrooms (one ground-floor). Ideal for those seeking mobility-friendly living, with seamless flow and practical charm.



### Hallway

6'6" x 14'8"

Tiled & radiator.

### Lounge

13'4" x 14'7"

Wooden floor, radiator & open fireplace.

### Kitchen/Dining

20'3" x 12'9"

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

### Sun Lounge

9'2" x 9'6"

Tiled floor.

### Bedroom Three

11'9" x 11'9"

Wooden floor & radiator.

### Bedroom Four

11'8" x 8'10"

Wooden floor & radiator.

### Bathroom

8' x 6'6"

Three piece family suite comprising of; shower, low flush WC, pedal wash hand basin with tiled splashback, partially tiled & chrome towel radiator.

### Landing

6'6" x 3'5"

Wooden floor.

### Master Bedroom

13'1" x 12'11"

Wooden floor & radiator.

### Walk-in-Wardrobe

12'9" x 2'9"

Wooden floor & access to the eaves.

### Bedroom Two

11'9" x 11'9"

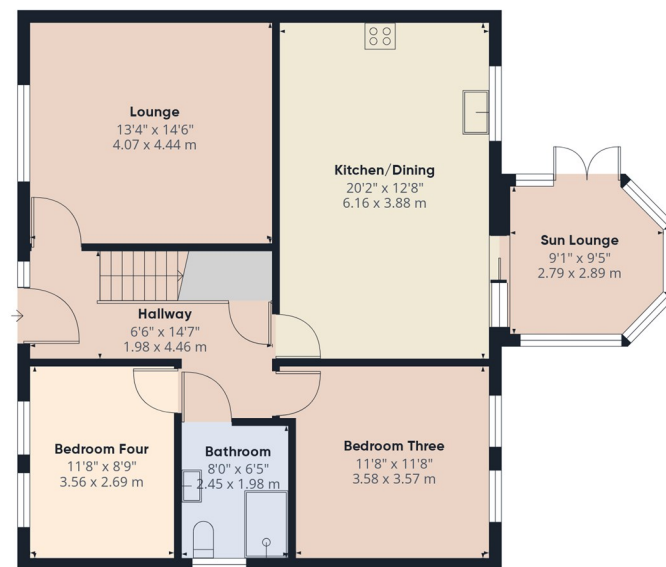
Wooden floor & radiator.

### Bathroom

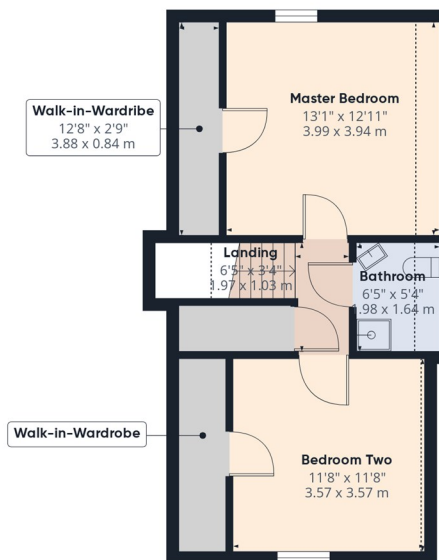
6'6" x 5'5"

Three piece family suite comprising of; shower enclosure, low flush WC, pedal wash hand basin with tiled splashback, partially tiled & radiator.





Ground Floor



Floor 1



**Hannath®**

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

1419 ft<sup>2</sup>

131.8 m<sup>2</sup>

**Reduced headroom**

28 ft<sup>2</sup>

2.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**