



40 The Beeches, Portadown, Craigavon, BT62 1AX

£174,950

- Three bedroom semi detached chalet bungalow
- Downstairs three piece bathroom suite
- Enclosed rear garden
- Spacious lounge and second reception room
- Two further bedrooms upstairs
- Bricked driveway suitable for a number of vehicles
- Kitchen with a range of units
- OFCH
- Situated in a highly popular residential area in a quiet cul de sac just off the Garvaghy Road, Portadown.

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			
		56	70
Northern Ireland		EU Directive 2002/91/EC	

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Hannath are delighted to welcome to the market this well presented three bedroom semi-detached chalet bungalow. The property boasts spacious rooms throughout including the main reception room, second reception room, Kitchen, downstairs bathroom, and two bedrooms on the first floor. This property is situated in a highly popular residential area in a quiet cul de sac just off the Garvaghy Road, Portadown.

We anticipate this home will attract a lot of interest from a variety of buyers and encourage early viewing to avoid disappointment.



Hallway

5'8" x 16'6"

A welcoming hallway featuring warm wooden flooring and a staircase with a classic white banister, providing access to the upper floor. Natural light filters through a white front door with glazed panels, creating a bright entrance.

Living Room

9'9" x 16'5"

This inviting living room offers a spacious feel with light wooden flooring and a large window that fills the room with natural light. A traditional fireplace with a mantelpiece serves as a focal point, flanked by neutral walls that offer a versatile backdrop for personal style.

Reception 2

8'4" x 8'10"

A cosy reception room featuring a modest footprint with wood laminate flooring and a large window that brightens the space. The room is simply decorated, offering a quiet area that could serve perfectly as a study or additional sitting area.

Bathroom

8'3" x 7'5"

The bathroom is thoughtfully designed with modern tiling and a large window allowing natural light to fill the space. It features a walk-in shower enclosed by glass, a sleek vanity unit with a basin and toilet.

Kitchen

12'11" x 10'7"

A well-proportioned kitchen with a practical layout, featuring a combination of high and low level units. Space for appliances include a fridge and oven, alongside space for a washing machine and dishwasher, with a door leading directly outside.

Bedroom 1

11'4" x 10'7"

A generous double bedroom with natural wood flooring and a large window that fills the space with daylight.

Bedroom 2

11'3" x 12'5"

This spacious bedroom on the upper floor is bright and airy with natural wood flooring and a large window. The room benefits from plenty of built-in storage with fitted wardrobes and offers a tranquil space for rest and relaxation.

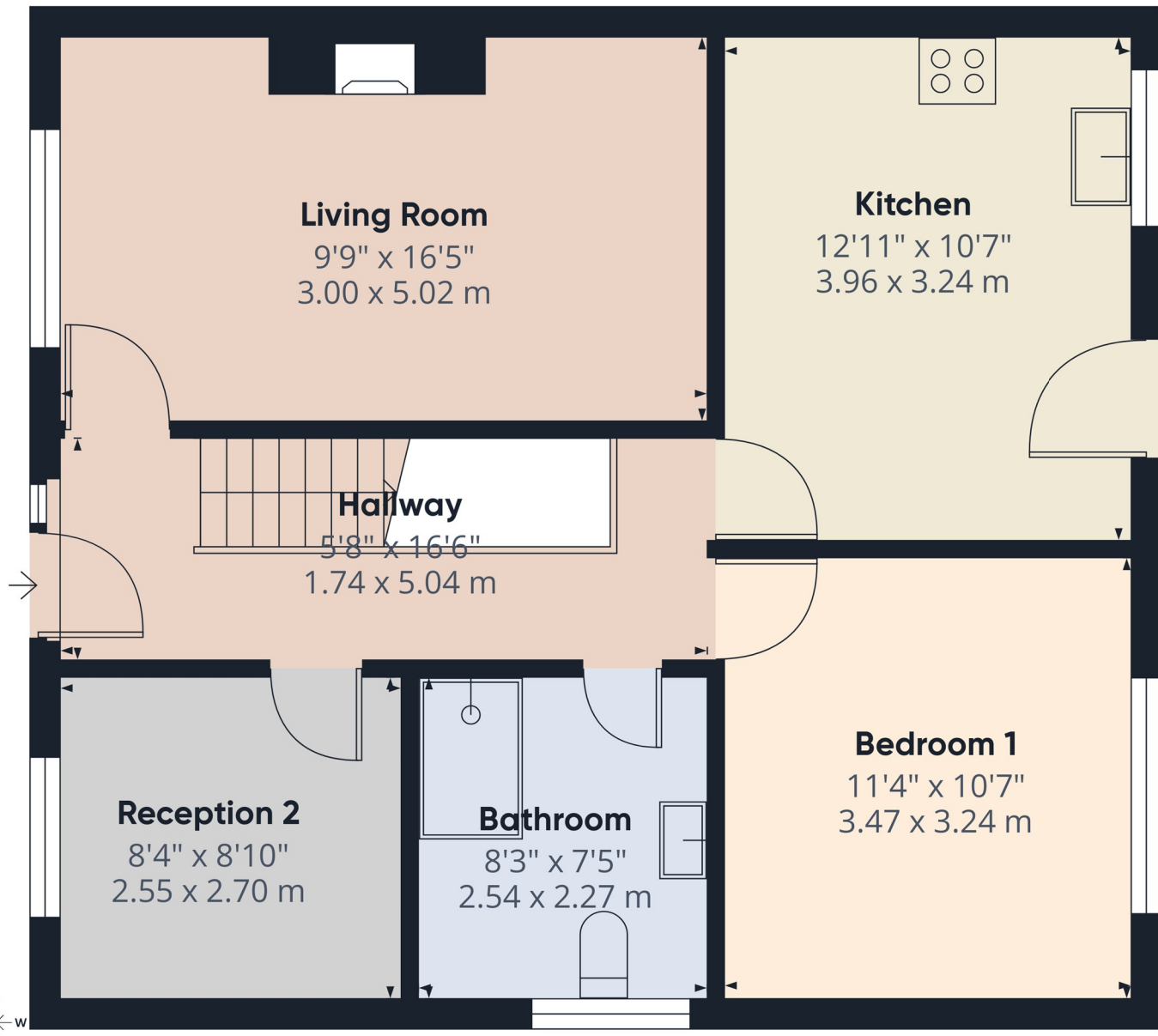
Bedroom 3

9'10" x 15'7"

A light and airy bedroom featuring natural wood flooring and two roof windows that flood the room with daylight. The neutral decor and simple design provide a flexible space that can be easily personalised to suit your needs.

Rear Garden

The rear garden provides a private outdoor space with a neatly kept lawn bordered by wooden fencing.



Ground Floor

Approximate total area⁽¹⁾
648 ft²
60.2 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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