



31 Selshion Hall, Portadown, Craigavon, BT62 4JR

£260,000

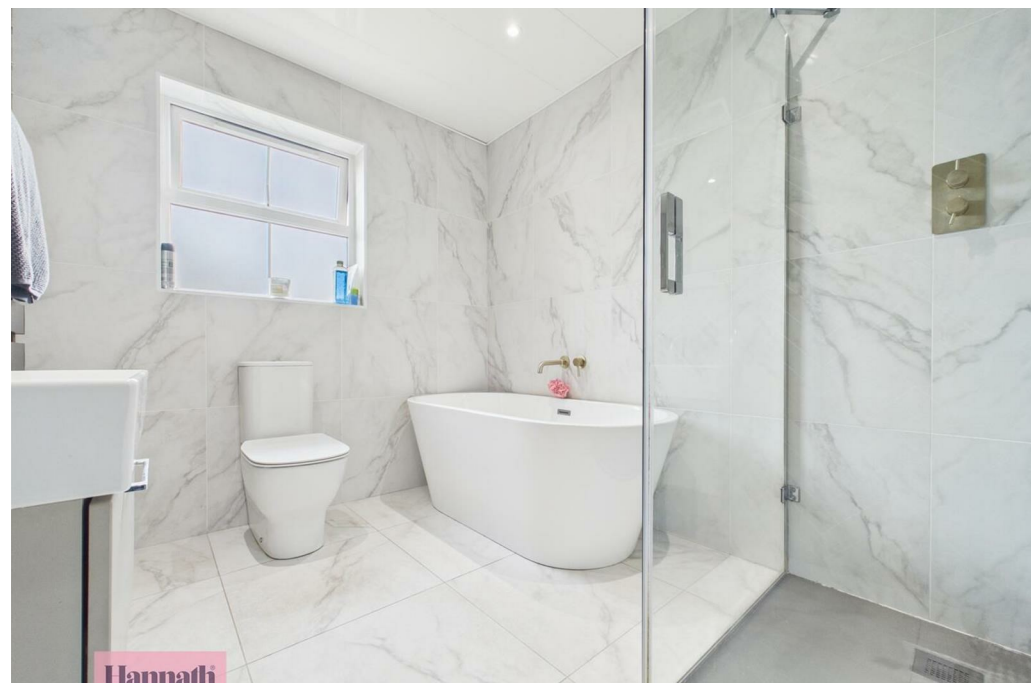
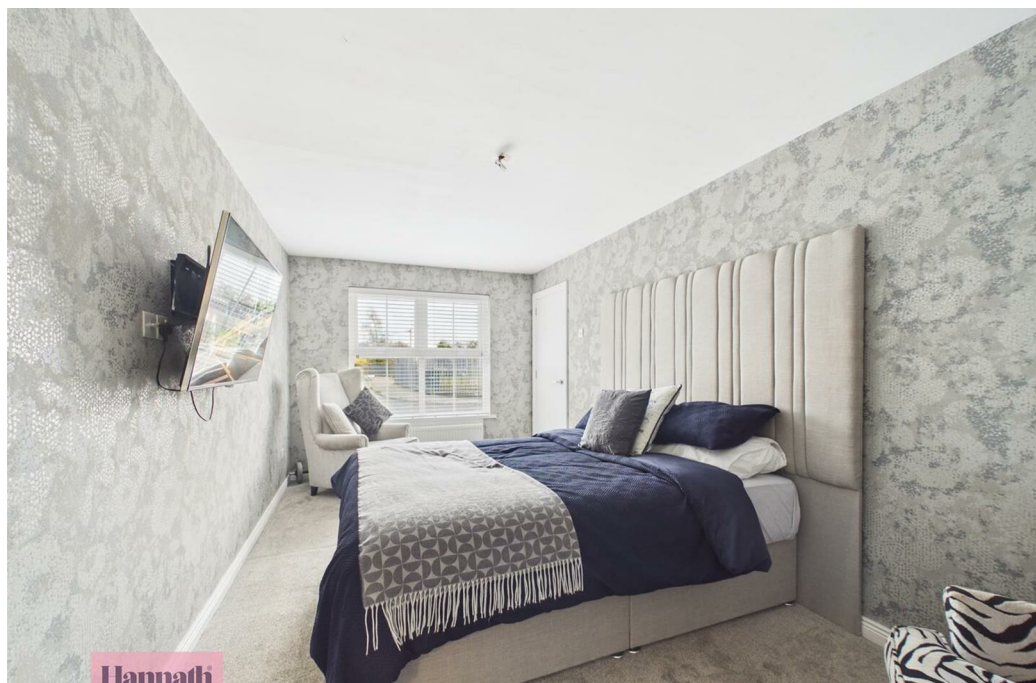
- Spacious Five Bedroom Detached Family Home Located on a 0.25 Acre Corner Plot
- Utility & Downstairs WC
- Situated Near Craigavon Area Hospital, Rushmere Shopping Centre, Craigavon Omniplex, South Lake Leisure Centre, Portadown Town Centre, Schools, Restaurants and Other Local amenities as well
- Lounge with Wood Burning Stove
- Five Well Proportioned Double Bedrooms
- Viewing Strictly via Agent
- Kitchen/Dining Area with Modern High & Low Fitted Units & Integrated Appliances
- Three Piece Fully Tiled Family Bathroom Suite

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			
Northern Ireland		EU Directive 2002/91/EC	

31 Selshion Hall, Craigavon BT62 4JR

Hannath Estate Agents are delighted to introduce this spacious five bedroom detached family home located on approximately 0.25 acre plot. As you step through the front door, you are welcomed by a lounge with a wood burning stove. The lounge flows effortlessly into the modern kitchen and dining area, where high-level and low-level fitted units combine with integrated appliances. A convenient downstairs bedroom, WC & utility adds a further touch of practicality. Ascending to the first floor, the property continues to impress with four generously proportioned bedrooms and a contemporary four-piece fully tiled family bathroom suite

Located off Moy Road, Portadown.



Hallway

6'10" x 14'0"

The entrance hallway offers a welcoming and bright introduction to the home, with light-coloured flooring and a staircase leading to the first floor. Its neutral walls and modern touches create a fresh and airy feel, making it a practical and inviting space to greet guests.

Lounge

15'3" x 14'10"

The lounge is a spacious and cosy room featuring large windows that flood the space with natural light. The focal point is a fireplace set against a feature wall, flanked by comfortable sofas that encourage relaxation. The light wood-effect flooring complements the soft wall tones, creating a warm and inviting atmosphere perfect for family gatherings or quiet evenings.

Kitchen/Dining

22'8" x 11'3"

The kitchen and dining area is a large, open-plan space designed for both cooking and entertaining. It features sleek black cabinetry with ample storage and contrasting white tiled flooring that reflects the natural light streaming through the windows and patio doors. The dining area comfortably accommodates a table with seating, set against a stylish feature wallpapered wall. French doors provide direct access to the garden, creating a seamless flow between indoor and outdoor living.

Utility

8'11" x 8'7"

The utility room is a practical space fitted with matching black cabinetry and wooden countertops, complementing the kitchen's style. It includes space for utility appliances and provides access to the garden via a door. The tiled floor is easy to maintain, and the room offers handy additional storage for household necessities.

WC

2'9" x 6'6"

The ground floor WC is a compact, modern room with white fixtures and a simple vanity unit. The tiled floor and patterned wallpaper add a touch of style while maintaining a clean and fresh feel.

Master Bedroom

12'7" x 9'7"

The master bedroom is a comfortable and well-proportioned room featuring carpet flooring and a window that fills the space with natural light. Soft neutral walls and subtle decorative touches create a calm and relaxing environment ideal for rest.

Bedroom Two

8'11" x 17'7"

Bedroom Two is a generous double room with a window overlooking the front of the house. It benefits from neutral decor and carpet flooring, creating a cosy and restful atmosphere.

Bedroom Three

12'6" x 8'11"

Bedroom Three provides a peaceful retreat with wood-effect flooring and plain walls. Its size and layout make it versatile for use as a guest room or child's bedroom.

Bedroom Four

9'3" x 8'11"

Bedroom four has wood-effect flooring and neutral walls. It offers a cosy space that could work well as a single bedroom or study.

Bedroom Five

5'10" x 9'6"

Bedroom Five is bright with a window and wood-effect flooring.

Landing

9'5" x 7'0"

The first floor landing is bright and spacious, providing access to four bedrooms and the family bathroom. Neutral walls and carpet flooring create a calm and accessible connecting space.

Bathroom

9'6" x 7'

The family bathroom is a modern, well-appointed room featuring a freestanding bath and a large walk-in shower with glass screen. Marble-effect wall tiles and flooring enhance the contemporary feel, while a window provides natural light. The sleek vanity unit and heated towel rail add practical yet stylish touches.

Rear Garden

The rear garden is generous and mainly laid to lawn, with mature trees along the boundary. It features a large decked area with two covered seating sections, ideal for outdoor relaxation or entertaining. The garden extends further to a large grassy area with a shed, a playhouse, and space for sports or gardening activities, making it perfect for families or those who enjoy outdoor living.

