



## 99 Killycomain Road, Portadown, Craigavon, BT63 5BY

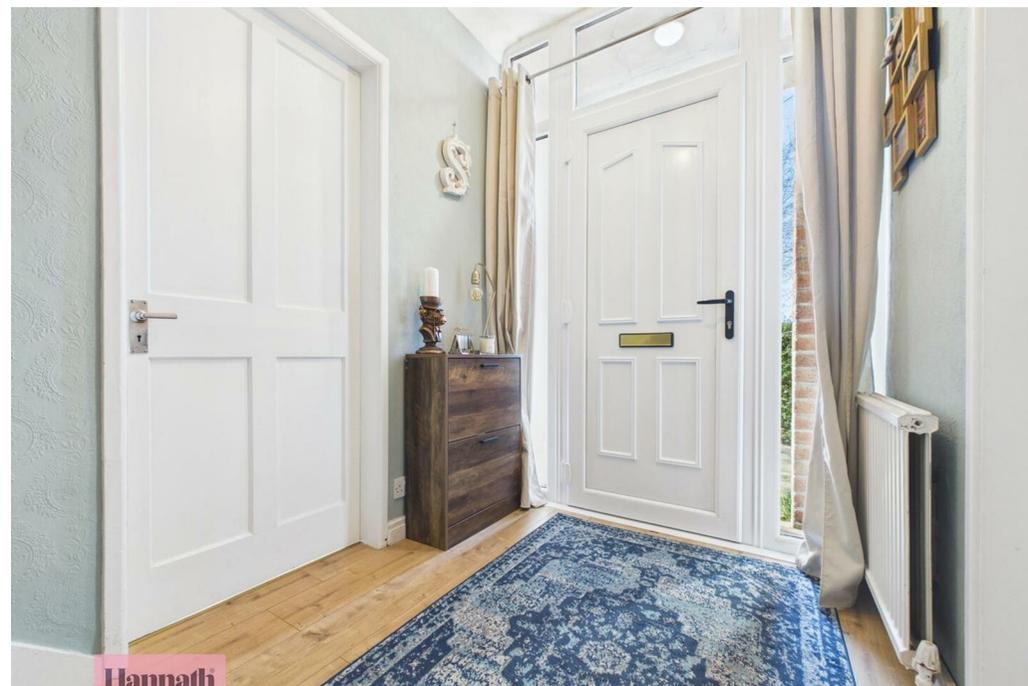
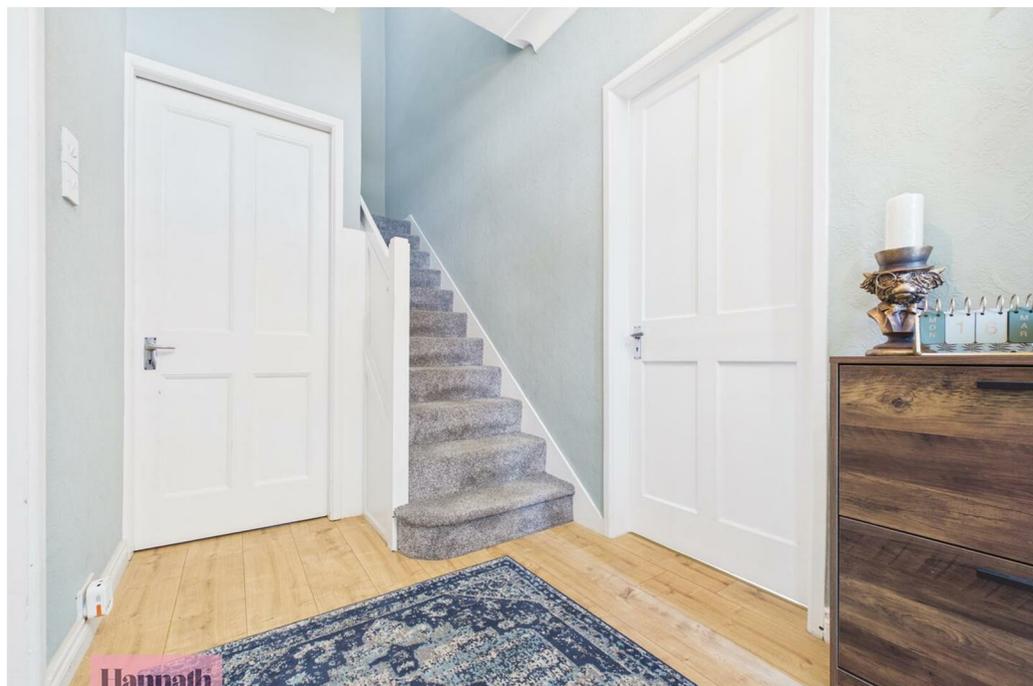
£174,950

- Three bedroom semi detached home
- Three bedrooms on first floor
- Enclosed front and rear
- Two Spacious reception rooms, living room with feature stove
- Three piece bathroom suite
- Viewings strictly via agent
- Recently renovated kitchen
- Single detached garage
- OFCH

| 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 |           |

# 99 Killycomain Road, Craigavon BT63 5BY

Hannath welcome to the market this beautifully presented three bedroom semi-detached home located in one of Portadown's most sought after locations along the Killycomain Road. This property boasts three spacious bedrooms, two reception rooms, a modern kitchen with an array of fitted units and a three piece bathroom suite. This property is situated in great location with access to local schools, public transport, Craigavon Area Hospital, Rushmere Shopping Centre, Craigavon Lakes, the M1 motorway and local amenities within walking distance. The property is enclosed front and rear with a single detached garage and outhouses allowing for ample storage space. Early viewings come highly recommended to fully appreciate this home.



### Hallway

5'9" x 8'5"

An inviting hallway greets you on entering, with a tasteful wood laminate floor and a decorative rug adding warmth. The walls are painted in a subtle blue-grey shade, complementing the crisp white doors and stairway carpet that ascends gently to the upper floor.

### Living Room

9'11" x 17'8"

The living room offers a cosy yet spacious retreat, bathed in natural light from the multiple large windows. Rich blue walls create a striking backdrop for the soft, neutral furnishings and patterned rugs that add character. A wood burning stove with a decorative mantelpiece serves as a charming focal point, perfect for relaxing evenings.

### Dining Room

9'10" x 9'6"

The dining room is bright and inviting, featuring light-coloured wood laminate flooring and white walls that create a fresh, airy atmosphere. A large window allows plenty of natural light to flood the space, ideal for family meals or entertaining guests.

### Kitchen

13'3" x 7'8"

The kitchen offers a functional and contemporary workspace, with white cabinetry and wooden worktops that contrast beautifully against deep teal walls. The room features ample storage and integrated appliances, as well as a practical layout that includes a small breakfast bar area, making this a bright and efficient space for meal preparation.

### Landing

5'9" x 6'11"

The landing is carpeted in a soft grey and painted in light, neutral tones, offering a calm transition between the bedrooms and bathroom on the upper floor. It provides access to all rooms

### Bedroom 1

10'0" x 17'11"

The main bedroom is a spacious double room brightened by a large window and featuring a striking dark feature wall. Light wood laminate flooring complements the white and neutral decor seen throughout the rest of the house, offering a tranquil retreat with ample space for bedroom furniture and storage.

### Bedroom 2

9'10" x 9'8"

Bedroom 2 is a well-proportioned double room with soft grey carpeting and walls painted in a gentle two-tone green. The room is furnished with a double bed, bedside tables, and a fitted wardrobe, enjoying plenty of natural light from a large window.

### Bedroom 3

10'1" x 7'7"

Bedroom 3 is a comfortable single room, finished with deep green painted walls and filled with natural light from a large window.

### Bathroom

5'8" x 7'4"

The bathroom has a practical layout with white tiles and dark green walls above, combining a modern aesthetic with functionality. It features a bath with shower over, a white basin, and a toilet, a large window providing light and ventilation.

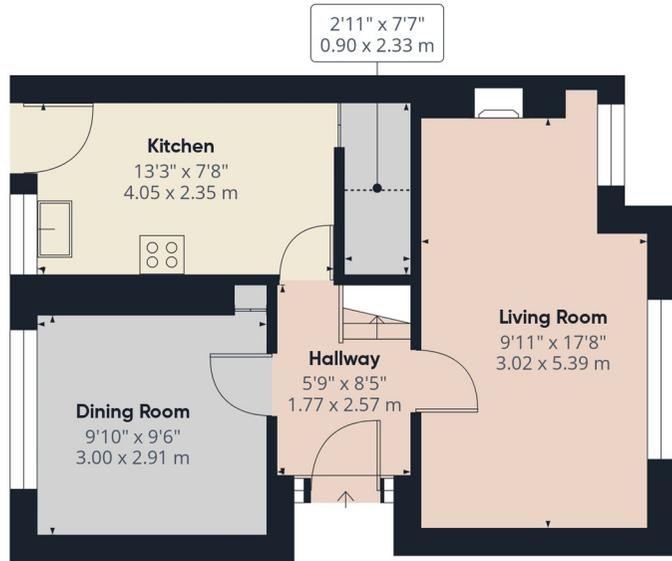
### Garage

14'8" x 7'9"

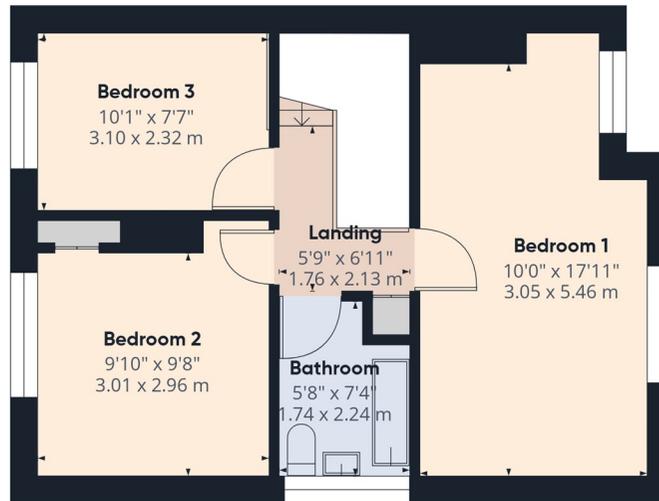
The garage is a practical single space. Measuring over 14 feet in length, it offers plenty of room for additional storage and workshop space.

### Rear/Side Garden

The rear garden is a generous outdoor space, enclosed by tall hedging and mature trees, offering a private and peaceful setting. It includes areas of lawn, a paved patio perfect for seating or dining, and raised beds for gardening, creating a versatile and inviting garden for relaxation or family activities.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Hannath®**

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

989 ft<sup>2</sup>  
91.9 m<sup>2</sup>

**Reduced headroom**

10 ft<sup>2</sup>  
0.9 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**