



38 Bocombra Hill, Portadown, Craigavon, BT63 5SA

Offers Over £195,000

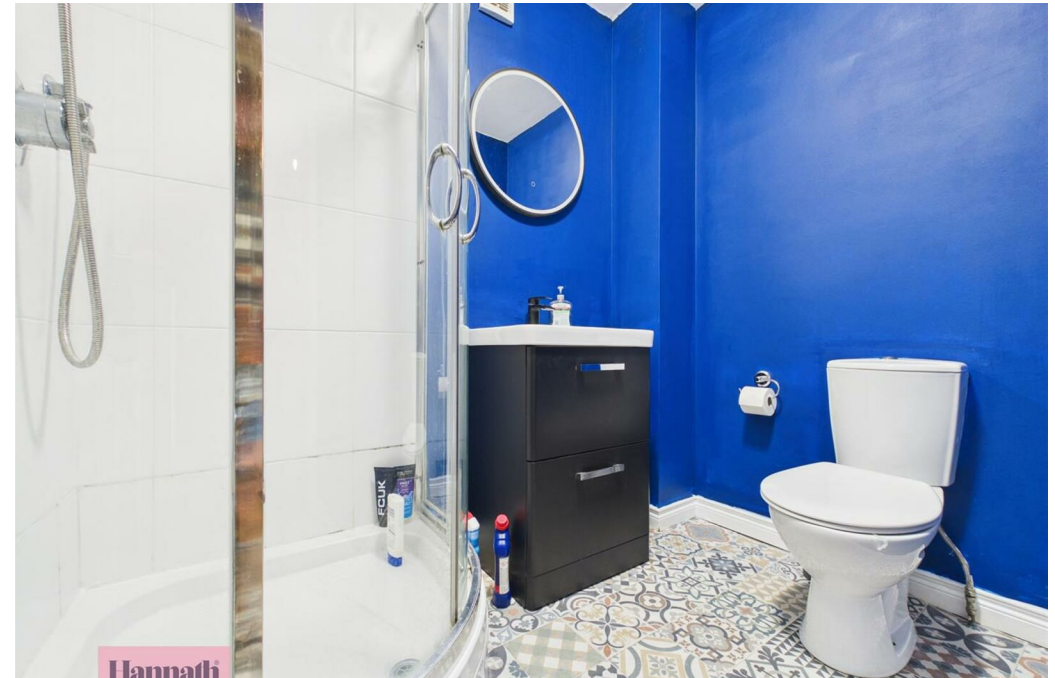
- Four Bedroom Family End Townhouse with an Integral Garage
- Large Lounge with Feature Electric Fireplace
- Office/Reception with Access to a Sheltered Balcony
- Master Bedroom with Private En-Suite
- Three Piece Fully Tiled Family Bathroom Suite
- Utility & Downstairs Bathroom
- Modern Kitchen/Dining with an Array of Sleek Fitted Units and Integrated Appliances
- Three Further Well Proportioned Bedrooms Split Across the Ground & Second Floor
- Integral Garage (16'11" x 10'5")

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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Hannath Estate Agents are delighted to welcome this four bedroom end townhouse with an integral garage. Stepping inside, you'll be greeted to a living room with an electric feature fireplace, superb open-plan kitchen and dining area boasting an array of sleek, modern fitted units and integrated appliances & a study that has access to a balcony. There is a master bedroom with a private en-suite, three further well proportioned bedrooms that are split amongst the ground and second floor & a three piece fully tiled family bathroom suite. For added practicality, the ground floor also conveniently hosts a dedicated utility area and a well-appointed bathroom.

Located off Old Lurgan Road, Portadown.



Hallway

19'1" x 6'7"

This welcoming hallway features warm wooden flooring that extends throughout. The staircase leads up to the next floor.

Bedroom Four

7'10" x 11'1"

Bedroom Four is on the ground floor and offers neutral carpeting and soft wall colours. It benefits from natural light streaming through a sizeable window.

Utility

7'9" x 6'6"

The utility room is practical and well-organised, featuring a patterned grey and white tiled floor that adds visual interest. White cabinetry and a sink area provide functionality, with space for appliances including a washing machine and tumble dryer. A door leads directly outside.

Bathroom

7'0" x 7'4"

This bathroom is equipped with a corner shower enclosure, a modern vanity unit with storage drawers, and a white toilet, all arranged to maximise the space efficiently.

Living Room

16'2" x 10'6"

The living room is a bright and comfortable space enhanced by warm wood flooring and neutral walls. A large window fills the room with natural light. The room features a electric fireplace as a focal point.

Kitchen/Dining

15'9" x 10'6"

An expansive kitchen and dining area fitted with stylish blue cabinetry, wooden worktops & integrated appliances.

Office

6'11" x 7'0"

A well-proportioned office space with double doors opening out onto a sheltered balcony.

Master Bedroom

16'3" x 10'5"

The master bedroom is a spacious and and complemented by a large window flooding the room with natural light. The room also benefits from an en-suite bathroom for added privacy and convenience.

En-Suite

4'0" x 8'8"

The en-suite bathroom includes a sleek walk-in shower with glass enclosure, a floating vanity unit with basin & a toilet.

Bedroom Two

11'6" x 8'8"

Bedroom Two features soft carpeting and a large window to bring in daylight.

Bedroom Three

7'11" x 9'1"

Bedroom Three has neutral carpeting and a window allowing in natural light.

Bathroom

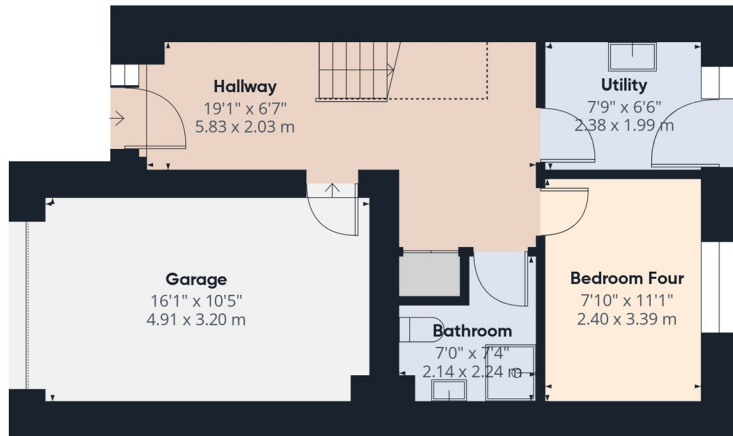
7'1" x 7'0"

This bathroom on the upper floor is bright and fresh, with neutral tiled walls and flooring. A large skylight allows natural light to fill the room, which includes a white bath, toilet, and sink.

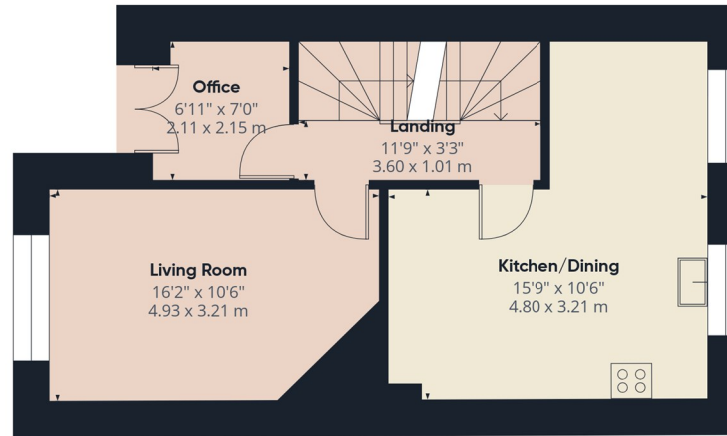
Bedroom One

11'6" x 8'8"

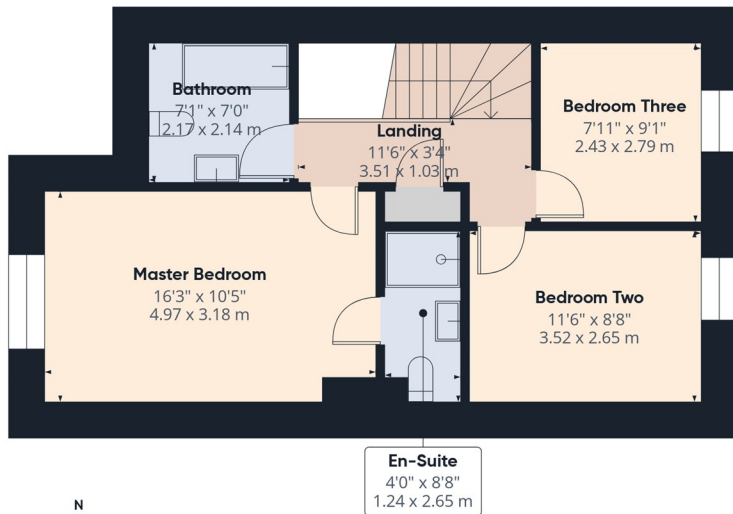
Bedroom One is a comfortable and inviting bedroom with neutral carpeting and white walls that reflect natural light from the window. The room includes built-in wardrobes and a desk area, making it a versatile space for rest and study.



Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾
 1459 ft²
 135.5 m²

Reduced headroom
 22 ft²
 2.1 m²

(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.

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