



36 Carnreagh, Craigavon, BT64 3AN

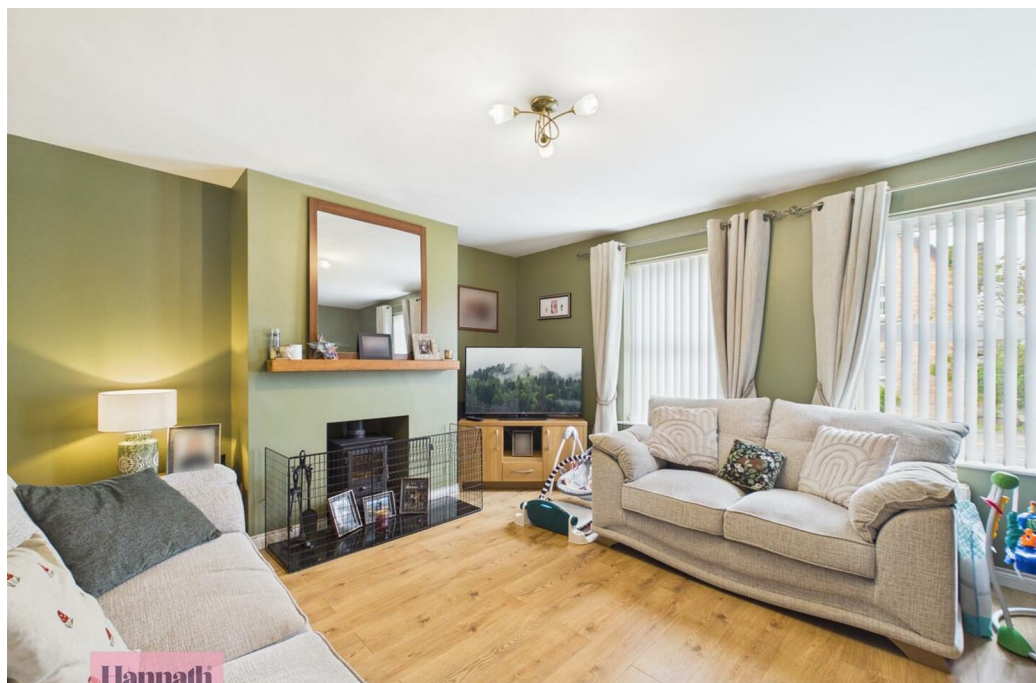
£144,950

- Three bedroom semi-detached house
- Three bedrooms on the first floor
- Off street parking
- Spacious lounge with feature stove
- Three piece bathroom suite
- Gas central heating
- Kitchen/diner with integrated appliances
- Fully enclosed rear garden
- Ideal for investors or first time buyers

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		72	77
EU Directive 2002/91/EC			

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Hannath are delighted to bring to the market this well-presented three bedroom semi detached property in the ever popular development of Carnreagh, Craigavon. The property is in excellent order throughout and consists of lounge and fully integrated kitchen with patio doors allowing access to enclosed rear garden. The first floor comprises three well- proportioned bedrooms, master with en-suite and main bathroom.



Hallway

6'0" x 8'3"

A welcoming hallway with wood-effect flooring and neutral walls, providing access to the staircase and rooms beyond. It offers a calm and practical entrance to the home.

Living Room

18'2" x 12'10"

This spacious living room is flooded with natural light from two large windows, enhancing the soft green walls and warm wood flooring. The room features comfortable seating arranged around a feature stove with a wooden mantle, creating a cosy and inviting space ideal for relaxing or entertaining.

Kitchen

17'11" x 10'8"

A light-filled kitchen/dining area with ample space for a dining table and chairs. The kitchen is fitted with a range of high and low level units, integrated appliances including an oven and hob. Patio doors lead out to the garden, extending the living space outdoors.

Landing

11'9" x 6'0"

The landing area is well-sized with striped carpeting and neutral walls, providing access to the bedrooms, bathroom, and staircase.

Bedroom 1

11'1" x 10'7"

The main bedroom is a comfortable and restful space, carpeted in a soft neutral tone with light walls. It features a double bed and has the benefit of an en-suite shower room.

En-Suite

6'5" x 5'5"

An en-suite shower room adjoining the main bedroom, with a tiled shower enclosure, washbasin set into a vanity unit, and toilet. The

space is compact yet functional, finished in a light, neutral style to complement the bedroom.

Bedroom 2

9'0" x 8'3"

The second bedroom is a bright, cheerful room with soft purple walls and a carpeted floor. It has a single bed and is dressed with playful and colourful décor.

Bedroom 3

8'5" x 9'6"

A well-proportioned third bedroom carpeted in a neutral tone with space for a single or small double bed. The room is light and airy, with a large window and neutral décor that offers versatility for use as a bedroom or workspace.

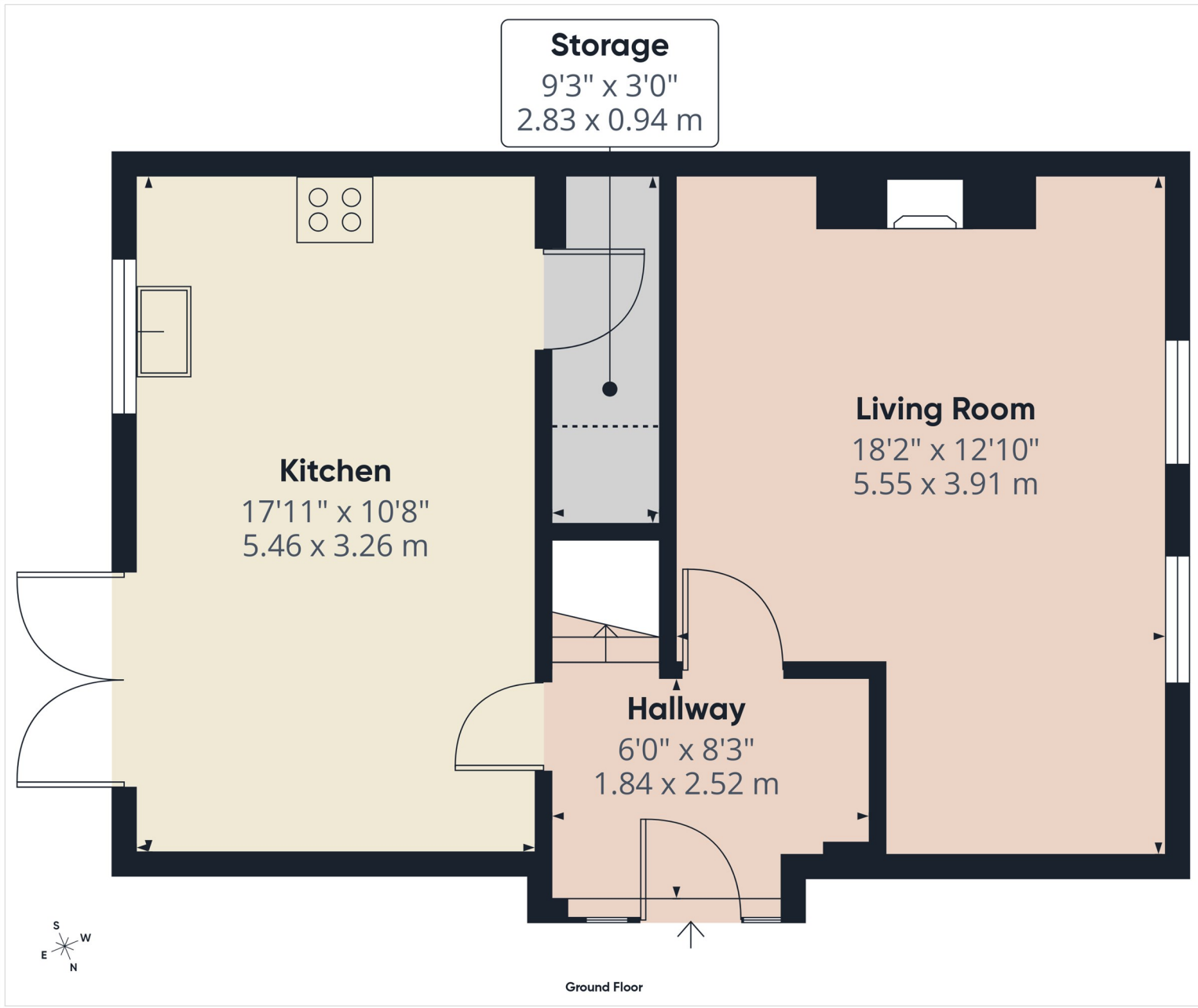
Bathroom

7'2" x 7'3"

A bathroom featuring a bathtub with a shower over, tiled walls in a white and turquoise colour scheme, a pedestal sink, and a toilet. The room has a window allowing natural light and is practical in layout with a clean, fresh feel.

Rear Garden

A well-sized rear garden enclosed by fencing, featuring a lawn area as well as paved and gravel sections. The garden is accessible from the kitchen and offers a private outdoor space suitable for relaxing or play.



Approximate total area⁽¹⁾
482 ft²
44.8 m²

Reduced headroom
7 ft²
0.7 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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