



## 81 Lacehill Park, Portadown, BT624FB

£179,950

- Three Bedroom Semi Detached Family Home Built 2021
- Large Lounge with Wood Burning Stove
- Modern Kitchen/Dining with an Array of High & Low Fitted Units and Integrated Appliances
- Utility
- Downstairs WC
- Master Bedroom with Private En-Suite
- Two Further Well Proportioned Bedrooms
- Three Piece Family Bathroom Suite
- Situated Near Craigavon Area Hospital, Rushmere Shopping Centre, Craigavon Omniplex, South Lake Leisure Centre, Portadown Town Centre, Schools, Restaurants, Nightlife and Other Local Amenities as well

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	82
(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			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 81 Lacehill Park, Portadown BT624FB

Hannath Estate Agents are delighted to welcome this three bedroom semi-detached family home. Stepping inside, you're immediately drawn to an inviting lounge with a wood burning stove. The kitchen and dining area boasts an array of high & low fitted units and integrated appliances. For added practicality, the ground floor also conveniently hosts a dedicated utility area and a well-appointed WC. Ascending to the first floor, there is a master bedroom with it's own private en-suite, two further well-proportioned bedrooms & a three-piece family bathroom suite beautifully completes the first-floor accommodation. Externally, the rear garden is fully enclosed and private.

Located off Loughgall Road, Portadown.



### Hallway

6'3" x 14'9"

The hallway is welcoming and bright with neutral walls and flooring. It provides access to the living room, kitchen/dining area and stairs to the first floor.

### Living Room

12'1" x 14'10"

This comfortable living room features a bright and airy feel with two large windows that fills the space with natural light. The room centres around a wood burning stove.

### Kitchen/Dining

12'9" x 11'11"

The kitchen and dining area is finished with light grey cabinetry and flush countertops, creating a clean and fresh look. There are integrated appliances which include fridge/freezer, oven, extractor fan, gas hobs & a dishwasher. A practical layout maximises space, while large floor tiles and recessed ceiling lights add a modern touch.

### Utility

5'4" x 6'10"

This utility room is compact yet functional, equipped with essential appliances including a washing machine and tumble dryer. It benefits from built-in cupboards for added storage and a door leading outside, providing convenient access.

### WC

5'4" x 4'8"

The ground floor WC is neatly presented with light walls and tiled flooring, offering essential convenience on the main level of the home.

### Landing

6'9" x 10'2"

The first-floor landing is bright and spacious, featuring a window that allows natural light to flood in.

### Master Bedroom

10'11" x 13'1"

The master bedroom is a generous space with neutral carpeting and soft grey walls. A large window ensures plenty of daylight, and the room benefits from an en-suite shower room that adds privacy and convenience.

### En-Suite

9'6" x 2'11"

The en-suite shower room features modern tiling and a white suite including a shower enclosure and basin, providing a practical and fresh space for the master bedroom.

### Bedroom Two

11'5" x 10'5"

Bedroom two presents a bright space with neutral decor and carpeting. It enjoys a large window and a good-sized layout.

### Bedroom Three

7'5" x 9'4"

Bedroom three is a cosy room with light walls and carpet flooring. A window ensures natural light brightens the space.

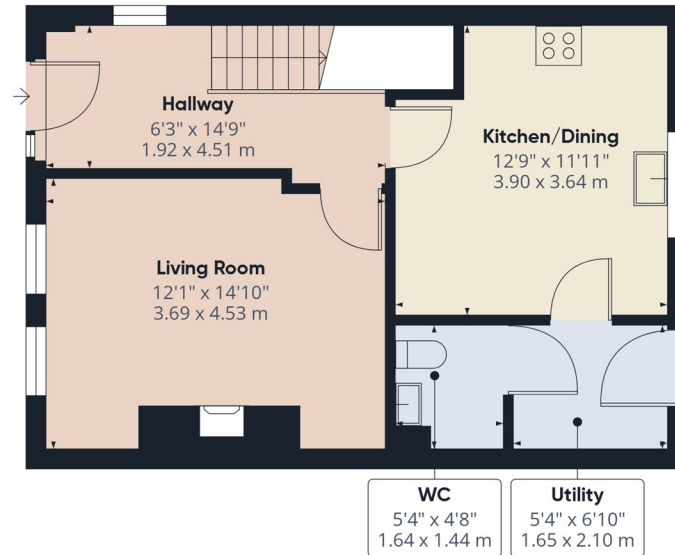
### Bathroom

6'10" x 6'9"

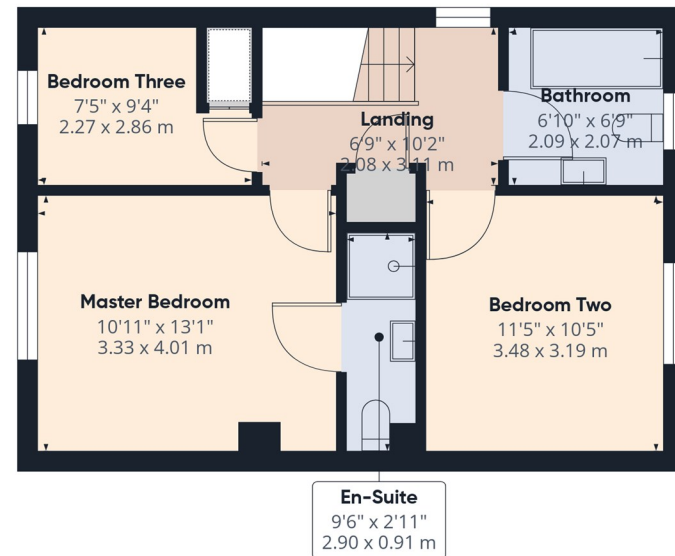
The family bathroom is fitted with a white suite that includes a bathtub, basin, and toilet. The room features dark floor tiles paired with a contrasting light wall and a window that adds light and ventilation.

### Rear Garden

The rear garden offers a private outdoor space enclosed by wooden fencing, featuring a mix of lawn and decking.



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
930 ft<sup>2</sup>  
86.5 m<sup>2</sup>

(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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