



## 12 Village Walk, Portadown, Craigavon, BT63 5TL

£137,500

- Two bedroom semi-detached bungalow
- Two well proportioned bedrooms
- Off street parking
- Early viewings highly recommended
- Lounge with feature fireplace
- Three piece bathroom suite
- Fully enclosed rear yard
- Kitchen/Diner with a range of fitted units
- Single detached Garage
- Located close to Portadown Town Centre, local schools, shops and other amenities

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			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 12 Village Walk, Craigavon BT63 5TL

Hannath are pleased to welcome to the market this well presented two bedroom semi-detached bungalow located in the popular development of Village Walk, Portadown. Situated conveniently close to Portadown Town Centre, local schools, shops and other amenities this property benefits from lounge with feature fireplace, kitchen/diner with a range of fitted units, well proportioned bedrooms, three piece bathroom suite and a private and fully enclosed rear yard. The property also benefits from a single detached garage.

The ideal purchase for those wishing to downsize we're sure that 12 Village Walk will be popular and early viewings are highly recommended.



### **Entry**

5'9" x 3'10"

A welcoming entryway with wood laminate flooring, white pvc front door, radiator

### **Living Room**

10'6" x 13'11"

This bright living room features wood laminate flooring and a traditional fireplace as a focal point.

### **Kitchen**

14'7" x 12'0"

A spacious kitchen with tiled flooring and wood cabinetry set against tiled walls. There is ample work surface and integrated appliances including an oven and hob. A door leads outside, enhancing ease of access.

### **Bedroom 1**

10'7" x 11'4"

Bedroom 1 is a light and airy double room with wood flooring and neutral walls.

### **Bedroom 2**

8'6" x 13'4"

Bedroom 2 offers a bright and comfortable space with wood flooring and access through French doors to the small conservatory. The neutral décor and fitted shelving provide a versatile setting for various uses.

### **Conservatory**

6'1" x 7'8"

A bright conservatory with a tiled floor and large windows fitted with vertical blinds. French doors lead outside, making it a perfect spot to enjoy the garden views while being sheltered from the weather.

### **Bathroom**

5'10" x 8'1"

The bathroom is modern and well-appointed, featuring a large shower enclosure with glass doors, a WC, and a wash basin. White walls and natural light create a clean and fresh atmosphere.

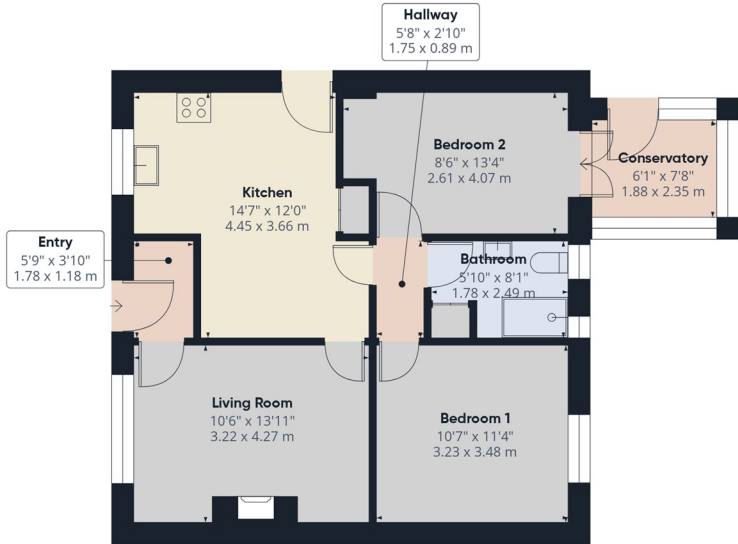
### **Garage**

10'4" x 19'6"

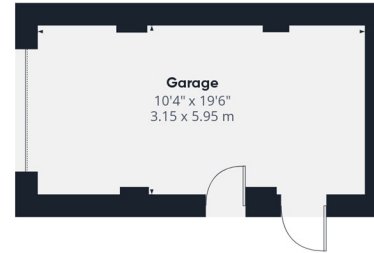
A garage with ample space. The interior is spacious and practical, allowing for storage or workshop use.

### **Rear Garden**

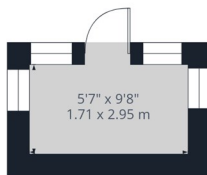
The rear garden is a paved courtyard featuring a timber summerhouse and a conservatory that opens onto the space. The area is enclosed and private, ideal for outdoor relaxation or entertaining.



Ground Floor Building 1



Ground Floor Building 2



Ground Floor Building 3



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

929 ft<sup>2</sup>  
86.3 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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