



34 Drumanphy Road, Portadown, Portadown, BT62 1QY

Asking Price £595,000

- Rural location with picturesque views of surrounding countryside
- Large modern open plan kitchen/diner/living area with adjoining balcony
- Integral double garage to basement level
- Approx. 3900 sq.ft. six-bedroom family home
- Fitted kitchen with a range of integrated appliances and centre island
- Set on approx. one acre plot
- Six spacious bedrooms across split levels, three of which have en-suite
- Lounge with feature fireplace
- Fully enclosed boundaries with secure electric gate

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		53	61
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

34 Drumanphy Road, Portadown BT62 1QY

Hannath are delighted to bring to the market 34 Drumanphy Road. This very unique six bedroom detached home sitting at approx 3900sqft with garage offers a rare opportunity to purchase a beautifully designed and built family home in a rural location situated just five minutes from M1 interchange.

Upon entering the property you are met with a spacious atrium entrance hall which services the living quarters and accommodation of this unique property. To the rear it opens out onto a balcony with picturesque views of the surrounding countryside. One of the key features of the property is the large open plan kitchen diner. The kitchen is stylish with centre island and a large range of units, living area with fire pit and dining area which also opens out onto a sun balcony.

The remainder of this home comprises of, six spacious bedrooms, three of which benefit ensuite bathrooms, a second reception room, three piece bathroom suite, utility, downstairs bathroom and double garage. The basement level of the property can act as a self contained granny flat with bedroom, small kitchen and bathroom which may suit potential purchasers.

A viewing comes highly recommended.



Hallway

13'1" x 5'9"

The beautiful atrium entrance hallway welcomes you with a striking black and white tiled floor, a modern staircase with stainless steel railings that lead to the upper floors and seating area leading out to a balcony. Double-glazed windows and a decorative light fixture add to the bright, airy feel.

Kitchen / Living Area

43'5" x 17'6"

This expansive kitchen and living area is a true heart of the home, boasting a sizeable kitchen island with seating, modern cabinetry and high-end integrated appliances. Multiple windows flood the space with natural light, while tiled floors create a contemporary and inviting atmosphere. The open-plan layout connects seamlessly from living space with feature stove, to a bright dining area with vaulted ceilings, large arched windows, and French doors opening to the balcony, making this an ideal spot for entertaining and enjoying country views.

Living Room 2

12'10" x 17'2"

The living room with a feature fireplace offers a warm and comfortable space suitable for a large corner sofa. The windows provide ample natural light and views of the gardens, making this a relaxed area for family gatherings or quiet evenings.

Bathroom 1

6'2" x 7'0"

This bathroom offers a fresh, modern finish with a stylish black and white tiled floor and soft green walls. Fixtures include a white bath, vanity unit with sink, and a toilet, all arranged to maximise space and comfort.

Master Bedroom

12'7" x 17'7"

This spacious bedroom is elegant and bright with neutral decor and large floor tiles. It features bright windows with views of the garden and countryside, built-in wardrobes with sliding mirrored doors, and direct access to an ensuite bathroom and walk-in dressing room, creating a luxurious master suite.

Ensuite

6'2" x 7'0"

The ensuite shower room features a fully tiled modern shower cubicle, a vanity unit with basin, and a toilet. A frosted window allows natural light while maintaining privacy.

Landing

13'5" x 4'0"

The upstairs landing is a bright, carpeted space with skylights that allow natural light to flood the area. The modern staircase is continued here with glass panels and stainless steel fittings, providing a contemporary feel and access to the bedrooms and bathrooms.

Bedroom Two

12'10" x 18'2" m

Bedroom Two is a large, airy room. It benefits from an ensuite shower room and built in wardrobe space.

Ensuite Two

6'5" x 7'1"

Modern shower room with contemporary fittings, glass shower enclosure, vanity unit, and a window providing natural light.

Bedroom Three

13'4" x 18'3"

Bedroom three is a large, airy room with ample natural light from the windows. It benefits from an ensuite, built in wardrobe and easy access to a landing area.

Ensuite Three

3'11" x 6'3"

En-suite shower room with modern glass enclosure, vanity basin and WC. Features a window for natural light and ventilation.

Bedroom Four

15'7" x 18'2"

Bedroom Four offers plenty of space and natural light from windows. This room has a built in wardrobe, making it a comfortable and private space.

Bedroom Five / Office

11'1" x 18'2"

Bedroom Five / Office is a versatile double room currently set up as an office.

Bedroom Six

14'3" x 13'10"

On the basement floor, Bedroom Six is a spacious double room, it currently serves as a private gym/workspace and provides ample space for various fitness equipment. Large windows allow natural light to fill the space.

Utility Room

8'8" x 7'9"

The ground floor utility room is well-appointed with fitted units, space for appliances, and a door leading to a convenient downstairs bathroom. It provides practical functionality while maintaining access to the garage and additional storage or workshop space.

Bathroom Two

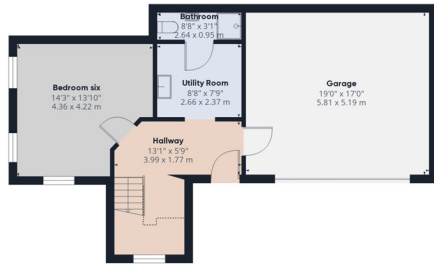
8'8" x 3'1"

The ground floor bathroom is compact and practical, tiled in light colours with a modern shower cubicle and white sanitary ware.

Garage

19'0" x 17'0"

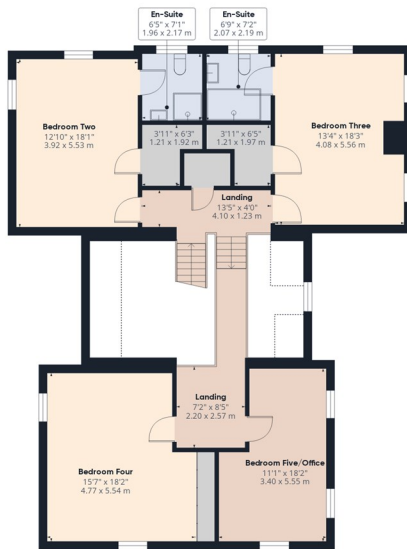
The garage is spacious and functional, with space for vehicles and additional storage. It connects internally to the utility room and has access from the driveway.



Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

3769 ft²

350.3 m²

Balconies and terraces

228 ft²

21.2 m²

Reduced headroom

76 ft²

7.1 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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