



63 South Lake Park, Craigavon, BT64 1BE

Offers Over £199,950

- Three Bedroom Semi-Detached Family home Built 2024
- Lounge Including a Feature Stove
- Open Plan Modern Kitchen/Dining with an Array of Sleek Fitted Units, Upgraded Composite Granite Black Sink with Brass Tap & Integrated Appliances
- Utility & Downstairs WC
- Master Bedroom with a Private Partially Tiled En-Suite
- Two Further Well Proportioned Double Bedrooms
- Three Piece Partially Tiled Family Bathroom Suite
- Gas Central Heating

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(82 plus) A		
(81-81) B		
(69-69) C		
(55-55) D		
(39-54) E		
(21-28) 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 present this stunning 2024-built, three-bedroom semi-detached family home, complete with remaining warranty. Step inside to discover an inviting lounge with a feature stove, flowing into a spacious open-plan kitchen and dining area. The sleek kitchen features integrated appliances, and ample storage. A handy utility room and a stylish WC complete the ground floor. Upstairs, the master bedroom includes a private en-suite & walk-in-wardrobe, there are two additional double bedrooms and a contemporary three-piece family bathroom.

3 2 1 B



Hallway

21'1" x 3'7"

A bright and welcoming hallway featuring a tiled floor and white-painted walls. The space includes a staircase with carpeted steps leading to the first floor and a window with white blinds allowing natural light to enter.

Lounge

13'9" x 12'1"

This lounge offers large windows dressed with white blinds, providing plenty of natural light. The room is finished with light walls and warm wooden flooring. A feature fireplace adds charm and a focal point for the room.

Kitchen/Dining

11'3" x 15'10"

An inviting kitchen and dining area characterised by sleek, dark cabinetry with clean lines, steel sink upgraed to a composite granite sink with brass tap & integrated appliances. The space features light tiled flooring and bright white walls. Double doors lead out to the garden, allowing natural light to flood in. There is ample room for a dining table.

Utility

8'8" x 5'2"

A practical utility room featuring space for utility appliances and storage.

WC

2'11" x 6'7"

A stylish WC includes a contemporary wall-mounted sink and a toilet.

Landing

6'11" x 6'11"

The landing on the first floor is carpeted with white walls and provides access to all bedrooms and main bathroom.

Master Bedroom

13'11" x 10'6"

A spacious master bedroom with neutral walls and carpeting. The room is well lit by natural light from windows dressed with curtains, and it features a walk-in wardrobe plus an en-suite shower room for added convenience and privacy.

En-Suite

6'4" x 5'0"

This well-appointed en-suite shower room includes a walk-in shower with modern tiling, a wall-mounted basin, and a toilet.

Bedroom Two

11'2" x 9'3"

A comfortable second bedroom finished with neutral decor and carpeting. It benefits from natural light through a window dressed with curtains and includes built-in storage.

Bedroom Three

11'0" x 6'5"

A smaller third bedroom with neutral walls and carpeting.

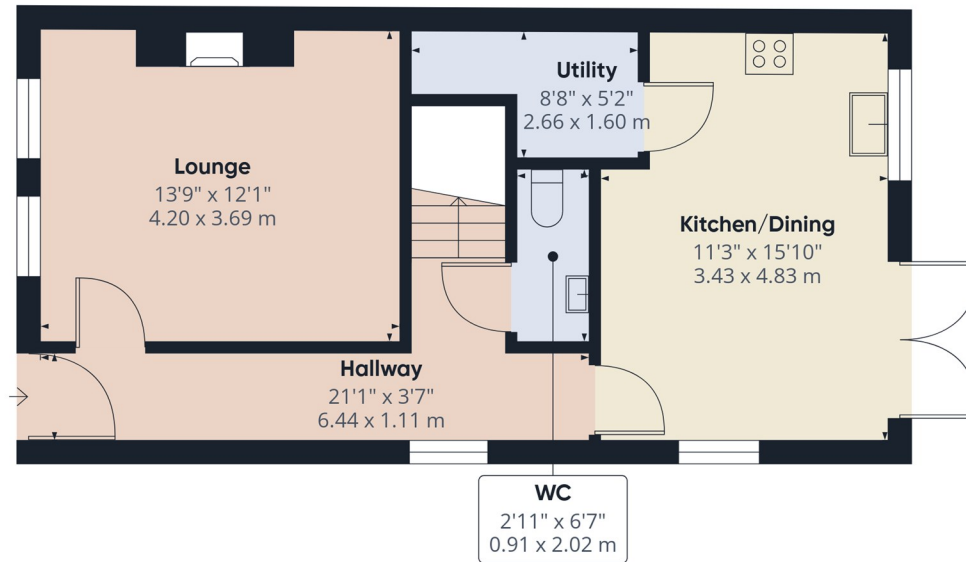
Bathroom

6'9" x 5'9"

A modern family bathroom featuring a bath with a shower overhead, a wall-mounted basin, and a toilet. The room is bright, with a window and neutral tiling on the walls and floor.

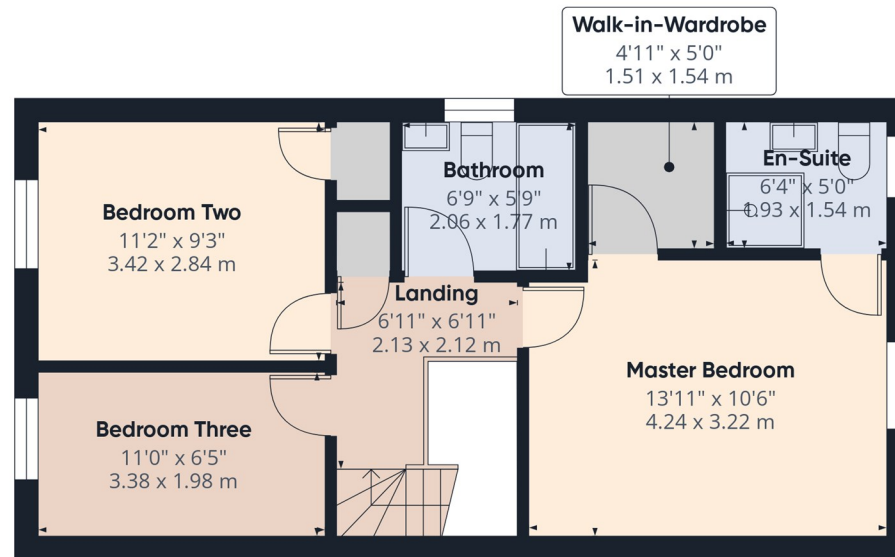
Rear Garden

A well-maintained rear garden with an extended paved patio area ideal for outdoor seating and entertaining. Beyond the patio is a neatly kept lawn bordered by flower beds and a gravel path leading to a wooden garden shed. The garden is enclosed with dark fencing, providing privacy and a tidy.



Ground Floor

Approximate total area⁽¹⁾
972 ft²
90.4 m²



Floor 1



(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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