



40 Chestnut Brae, Gilford, BT63 6FA

£210,000

- Three Bedroom Detached Bungalow with a Detached Garage
- Large Lounge with an Open Fireplace & Bay Window
- Master Bedroom Featuring a Private En-Suite
- Two Further Well Proportioned Bedrooms
- Detached Garage
- Fully Enclosed & Private Rear Garden
- Open Plan Kitchen/Dining Area with an Array of High & Low Fitted Units & Integrated Appliances
- Four Piece Fully Tiled Family Bathroom Suite
- Situated Near Craigavon Area Hospital, Rushmere Shopping Centre, Craigavon Omniplex, South Lake Leisure Centre, Gilford Village Centre, Schools, Restaurants, Nightlife and Other Local amenities as well

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		
(40-60) C		
(21-39) D		
(9-19) E		
(1-8) F		
Not energy efficient - higher running costs		
G		
Northern Ireland		
EU Directive 2002/91/EC		

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PUBLIC NOTICE

We are acting in the sale of the above property and have received an offer of £210,000.

Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract (SSTC) and no further offers will be accepted while under this status.

Date of Notice: 15/07/2026

Hannath Estate Agents is proud to present this three bedroom detached bungalow with a detached garage on an elevated site. From the moment you enter, the home radiates warmth; the inviting lounge, anchored by a charming open fireplace & bay window letting in plenty of natural light. The open-plan kitchen/dining area is equipped with integrated appliances and high & low cabinetry. There is a master bedroom featuring a private en-suite and two further well proportioned bedrooms. The fully tiled four piece family bathroom suite completes the accommodation.



