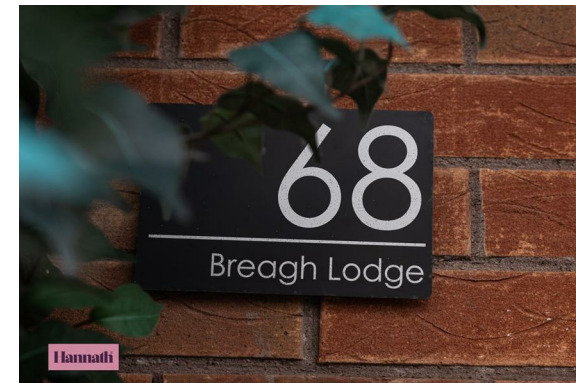




68 Breagh Lodge, Portadown, Craigavon, BT63 5YN

£274,950

- Detached family home of approx 1700sqft
- Spacious living room with bay window and feature fireplace
- Open plan Kitchen/Dining room with an array of high and low level units
- Additional reception area/sunroom
- Downstairs W.C
- Four well proportioned bedrooms
- Modern four piece bathroom suite
- Integral garage (10'9x16'3)
- Off street parking
- Enclosed rear garden

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

68 Breagh Lodge, Craigavon BT63 5YN

Hannath Estate Agents are delighted to welcome to the market this beautifully presented four-bedroom detached family home located within the highly sought-after Breagh Lodge development. Offering a spacious and versatile living space throughout, the property comprises four well-proportioned bedrooms including a master bedroom, a bright and spacious living room, an impressive open-plan kitchen/dining area perfect for modern family living, an additional sunroom/reception area providing extra entertaining space, a downstairs WC and a contemporary family bathroom suite.

68 Breagh Lodge offers excellent space for growing families, combining generous living space with a desirable residential setting. Conveniently located close to Portadown town centre, the property enjoys easy access to a range of local schools, shops, cafés, restaurants and everyday amenities. Craigavon Area Hospital is also within easy reach, while nearby Rushmere Shopping Centre, Omniplex Cinema Craigavon and a variety of parks and recreational facilities are just a short drive away.

In all, this property represents an excellent opportunity to acquire a superb family home in one of the area's most desirable developments, early viewing is highly recommended!



Hallway

6'1" x 18'1"

This welcoming hallway features wooden flooring and a staircase leading to the first floor. It offers ample space and natural light, creating a bright and airy entrance to the home.

Living Room

13'10" x 20'9"

A spacious living room accompanied by a large bay window that floods the room with natural light. The room includes a cosy feature fireplace, grey walls, and a herringbone patterned wooden floor, making it perfect for relaxing or entertaining guests.

Kitchen

26'2" x 9'8"

This modern kitchen is both practical and stylish with a light colour palette and tiled flooring. It features ample storage with a range of high and low level units, a built-in oven and hob, and a long window above the sink providing views of the garden. The kitchen flows seamlessly into the dining room through a doubled archway, creating a wonderful and modern space for family meals and entertaining. A formal dining area with light wooden flooring and crisp white walls. It comfortably accommodates a dining table and chairs, and features double doors that open into the kitchen, ideal for hosting dinners and family gatherings.

Sunroom

11'2" x 11'11"

The sunroom is a bright and cosy space with wooden flooring and large windows on two sides, offering lovely garden views and plenty of natural light, making it a perfect spot to unwind.

WC

2'7" x 6'2"

A convenient downstairs WC with tiled flooring and white tiled walls with a decorative blue border. It includes a toilet and a small wash basin, ideal for guests.

Landing

11'3" x 6'6"

This landing on the first floor connects the bedrooms and bathroom. It has neutral carpeting and provides access to all upstairs rooms.

Master Bedroom

10'9" x 20'11"

A generous master bedroom featuring soft grey carpeting and white walls. The room has a large window allowing in plenty of natural light and offers ample space for furniture and storage. It is a peaceful retreat with a comfortable and calming atmosphere.

Bedroom Two

20'3" x 11'2"

Bedroom Two is a large, bright room with neutral carpeting and pale walls. It has two windows which flood the room with daylight and offers plenty of space for a double bed and additional furniture.

Bedroom Three

11'10" x 8'11"

Bedroom Three is a compact bedroom with soft grey carpeting and a window overlooking the garden. It is ideal as a child's room or a guest bedroom, offering enough space for a single or small double bed.

Bedroom Four

8'0" x 9'9"

Bedroom Four is a smaller bedroom with grey carpeting and pale walls. It features a window that brings in good natural light and has space for a single bed or additional furniture.

Bathroom

8'6" x 7'5"

A family bathroom fitted with both a corner bath and a separate shower cubicle. The room is fully tiled with a neutral scheme and includes a modern vanity unit with a sink, a toilet and a radiator. A tall window provides natural light and ventilation.

Rear Garden

A paved patio area at the rear of the property, bordered by mature trees and shrubs for privacy. The space is perfect for outdoor dining and relaxation.

Front Exterior

The front exterior showcases a well-maintained brick facade with a pitched roof and a gabled dormer above the garage. The driveway is spacious, providing ample parking and leads to an integral garage. Mature shrubs and trees add to the welcoming appearance of the property.

Hannath®



Approximate total area⁽¹⁾

1013 ft²
94.1 m²

(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.

GIRAFFE360