



## 292 Belvedere Manor, Lurgan, Craigavon, BT67 9PA

Asking Price £169,950

- Three bedroom semi detached home
- Master with en-suite
- Fully enclosed rear garden
- Early viewings recommended
- Modern kitchen/diner with a range of integrated appliances
- Two further well proportioned bedrooms on the first floor
- Off street parking
- Downstairs WC
- Three piece bathroom suite
- Popular residential area

| 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 |         |           |
| Northern Ireland EU Directive 2002/91/EC    |         |           |

# 292 Belvedere Manor, Craigavon BT67 9PA

Hannath Estate Agents are delighted to welcome to the market this spacious three bedroom semi-detached family home. The open plan kitchen/dining area features high and low level fitted units and integrated appliances. Heading upstairs, you'll find the master bedroom which offers an en-suite, two further well proportioned bedrooms perfect for a growing family and a three piece family bathroom suite. Externally, there is off street parking and a fully enclosed & private rear garden.



### Hallway

6'6" x 17'5"

A welcoming hallway with tiled flooring and a composite front door featuring glass inserts that allow natural light to filter through. The hallway leads to stairs carpeted in a soft grey, adding warmth and texture to the home entrance.

### Living Room

11'3" x 17'3"

This comfortable living room is generously sized and flooded with natural light from the front-facing window. It features light coloured walls and recessed ceiling lights that create a bright and inviting atmosphere. Ample space allows for relaxed seating arrangements, with room for multiple sofas and accessories. The modern electric fireplace adds a cosy focal point, while sliding doors provide access to the kitchen-dining area, offering a sense of flow and connectivity between living spaces.

### Kitchen

18'6" x 10'11"

A spacious kitchen-dining room with a practical layout featuring tiled flooring throughout. The dining area comfortably seats four and is positioned near the French doors that open onto the garden, providing a pleasant view and easy access to outdoor dining. The kitchen area is well-equipped with a full range of modern cabinets, integrated appliances including an oven and hob, and ample work surfaces. A window above the sink lets in natural light, while a black sliding door separates this room from the living room, allowing for flexible use of the space.

### WC

3'1" x 6'11"

A compact and neutral w.c. featuring tiled flooring. It includes a pedestal wash basin and a toilet, with light painted walls and simple decor creating a clean and fresh feel.

### Landing

11'9" x 3'3"

A bright and spacious landing area carpeted in soft grey, serving as the central access point to the bedrooms and bathroom on the first floor.

### Bedroom 1

14'6" x 10'0"

The principal bedroom is a spacious and restful retreat with soft grey carpeting

and light walls that enhance the sense of calm. An ensuite bathroom is accessed from the bedroom, adding convenience and privacy.

### En-Suite

5'9" x 6'6"

This ensuite bathroom is fitted with light neutral tiles and includes a walk-in shower, a wash basin, and a toilet. Natural light filters in through a window, enhancing the clean and modern feel of the space.

### Bedroom 2

9'7" x 9'10"

A well-proportioned second bedroom with a vibrant, youthful atmosphere. The room features a large window and ample space for a bed, desk, and additional furniture, making it suitable for a child or guest room.

### Bedroom 3

8'7" x 10'0"

The third bedroom is a cosy space painted a warm shade, creating a calm and inviting environment. It has a window and sufficient room for a single bed and other essential furniture, perfect for use as a nursery or child's bedroom.

### Bathroom

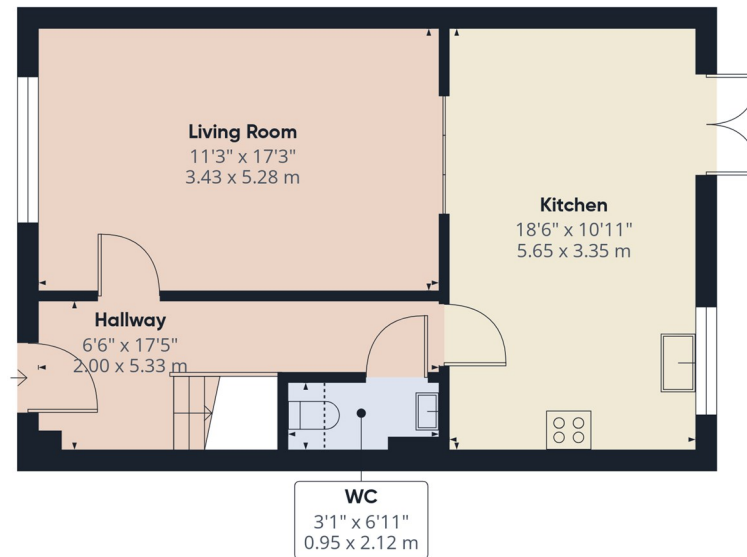
6'0" x 8'2"

A well-appointed family bathroom finished with light tiles and accented with a decorative tile border. It includes a bathtub with a curved edge, a pedestal sink, and a toilet. A heated towel rail adds practical comfort, while a window allows plenty of natural daylight to brighten the space.

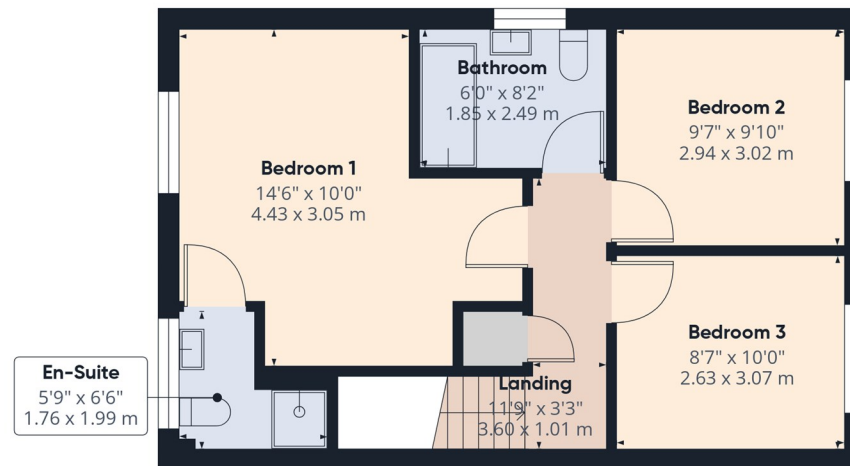
### Rear Garden

The rear garden offers a private outdoor space with a paved patio area ideal for seating and dining al fresco. Beyond the patio, a neatly maintained lawn extends to fenced boundaries, providing a safe and enclosed area. The garden benefits from a peaceful outlook and is accessible directly from the kitchen via French doors, encouraging outdoor living and entertaining.

**Hannath®**



Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
996 ft<sup>2</sup>  
92.5 m<sup>2</sup>

**Reduced headroom**  
5 ft<sup>2</sup>  
0.4 m<sup>2</sup>

(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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