



33 Hillcrest

Lurgan, Craigavon, BT66 8QU

Offers over £139,950



Marc Fegan Bespoke Estate Agency is delighted to present this modern townhouse in Hillcrest. An excellent opportunity for those seeking a comfortable and convenient living space. With three well-proportioned bedrooms, each featuring built-in slide robes, this property is designed to cater to the needs of families and professionals alike.

The ground floor boasts a welcoming reception room, perfect for relaxation or entertaining guests. Additionally, a downstairs WC adds to the practicality of the home, ensuring ease of access for residents and visitors. The property is further enhanced by double glazing, which not only contributes to energy efficiency but also provides a peaceful atmosphere within.

Situated in a popular residential development, this townhouse is ideally located within walking distance to a variety of local amenities. Whether you are in search of shops, schools, or recreational facilities, everything you need is just a short stroll away, making this property a perfect choice for those who value convenience.

In summary, this modern townhouse in Hillcrest offers a blend of comfort, style, and practicality, making it an ideal home for anyone looking to settle in a great neighbourhood. Don't miss the chance to make this property your own.



The image displays two floor plans side-by-side. The left plan is the Ground Floor, showing a Lounge (4.60m x 3.15m), Kitchen/Dining Room (3.40m x 2.64m), Hall, W.C., and a staircase. The right plan is the First Floor, showing three Bedrooms (Bedroom 1: 4.24m x 3.55m, Bedroom 2: 3.58m x 2.62m, Bedroom 3: 3.15m x 2.67m), a Bathroom (2.39m x 1.68m), and a Wardrobe. Both plans include dimensions in meters and feet/inches.

Ground Floor
Floor area 45.1 m² (485 sq.ft.)

First Floor
Floor area 45.0 m² (484 sq.ft.)

TOTAL: 90.1 m² (969 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. All measurements, floor areas (including any total floor areas, openings and enclosures) are approximate. No ceilings and partitions, they cannot be taken into the top position and do not have any part of the apartment. No liability is taken for any error, omission or misstatement. It shall void the plan for any discrepancy. (Printed by www.homesnap.com)

Energy Efficiency Rating

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		

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Northern Ireland EU Directive 2002/91/EC

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