

## 121 The Hollows

Lurgan, Craigavon, BT66 7FU

Jones Estate Agents are delighted to introduce onto the market this superb four bedroom detached property with garage in this highly sought after new build development off the desirable Gilford Road in Lurgan. Town centre and a range of local schools within walking distance. Also convenient for access to local train station and M1 motorway links.

This bright and modern home is the popular Beckett house type from Hilmark Homes, boasting a quality finish throughout. Offering well appointed living accommodation which comprises four bedrooms, master with ensuite, and spacious living room with multi fuel stove, large kitchen/dining/living space, ground floor WC and family bathroom. The fully enclosed rear comprises paved patio and lawn, a lovely surrounding for summer entertaining.

Well presented throughout, this is quite simply a great family home with today's modern living in mind. Viewing strongly recommended by the selling agent to fully appreciate all this home has to offer.

**Offers in the region of £239,950**

# 121 The Hollows

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- Four Bedrooms, master with ensuite
- Ground floor WC
- Garage and spacious Tarmac Driveway
- Bright Living Room with Multi Fuel Stove
- Modern first floor family bathroom
- Gas Central Heating
- Modern open plan kitchen/dining/living
- Super Enclosed Rear Garden with generous patio
- PVC Double Glazing throughout

## Entrance Hall

## Ground Floor WC

## Living Room

15'1 x 12'5 (4.60m x 3.78m)

## Kitchen/Dining

21'11 x 18'7 (deepest points) (6.68m x 5.66m (deepest points))

## Utility

## Landing

## Bedroom 1

12'1 x 11'4 (3.68m x 3.45m)

## Ensuite

## Bedroom 2

10'4 x 9'11 (3.15m x 3.02m)

## Bedroom 3

9'11 x 8'11 (3.02m x 2.72m)

## Bedroom 4

8'7 x 8 (2.62m x 2.44m)

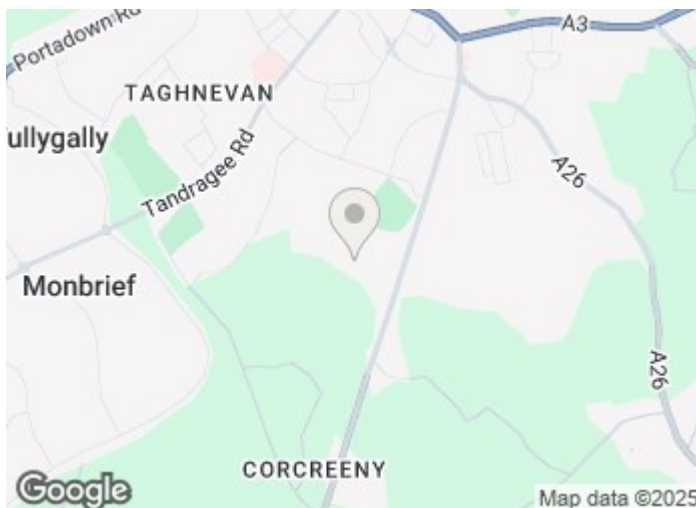
## Bathroom

12'4 x 6'5 (3.76m x 1.96m)

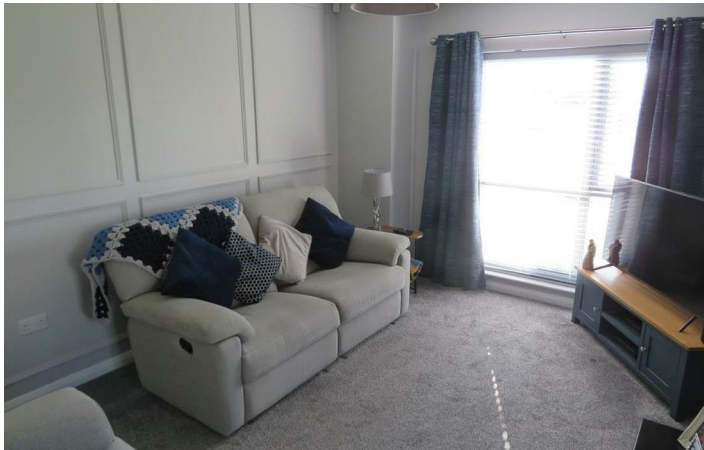
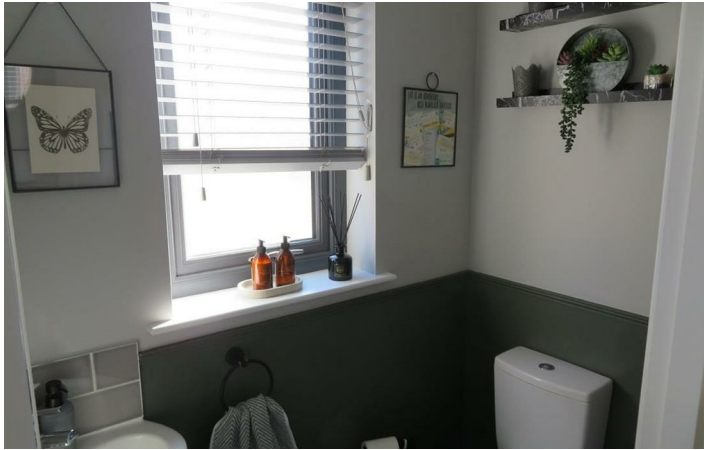
## Garage

18'3 x 9'10 (5.56m x 3.00m)

## Outside



[Directions](#)





## Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

32 High Street, Lurgan, Armagh, BT66 8AW  
Tel: 028 3832 2244 Email: [info@jonesestateagents.com](mailto:info@jonesestateagents.com) [www.jonesestateagents.com](http://www.jonesestateagents.com)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>		EU Directive 2002/91/EC 