



## 51 Toberhewny Lodge, Lurgan, County Armagh, BT66 7FL

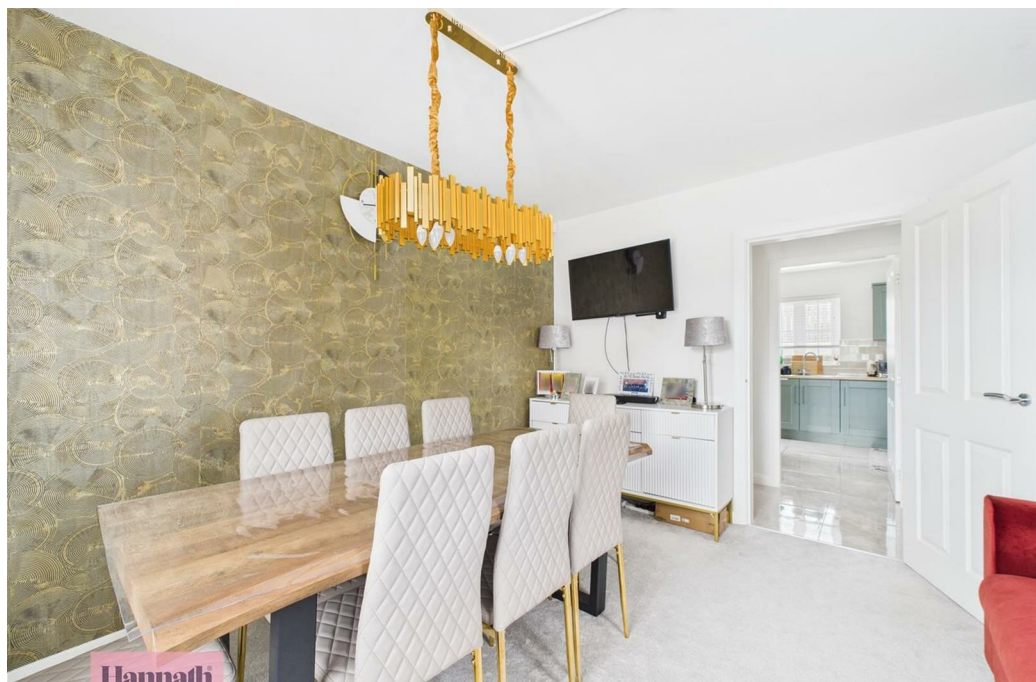
Offers Over £249,950

- Spacious Four Bedroom Detached Family Home
- Built 2023
- Modern Kitchen/Dining Area with an Array of Sleek Fitted Units & Integrated Appliances
- Downstairs WC
- Three Further Well Proportioned Double Bedrooms
- Three Piece Family Bathroom Suite
- High Spec Fire Alarm System
- Large Lounge Featuring a Wood Burning Stove with French Doors Leading out to the Patio Area
- Master Bedroom Featuring an En-Suite
- Double Glazing PVC Windows & Fascia

| 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    |         |           |

# 51 Toberhewny Lodge, BT66 7FL

Hannath Estate Agents are delighted to welcome this spacious four bedroom detached family home located on a corner plot. There are two reception rooms including a lounge featuring a wood burning stove and French doors leading out to the patio area. The modern kitchen and dining area boast sleek fitted units and integrated appliances. Convenience is further enhanced by a downstairs WC, providing practical solutions. Moving upstairs, you'll find a master bedroom with an en-suite and three further well-proportioned double bedrooms & a three-piece family bathroom suite.



### Hallway

### Kitchen/Dining

14'3" x 9'9"

### Living Room

12'0" x 12'5"

### Lounge

11'4" x 18'1"

### WC

6'5" x 3'0"

### Landing

14'8" x 3'4"

### Master Bedroom

10'7" x 10'0"

### En-Suite

3'3" x 9'10"

### Bedroom 2

12'0" x 12'5"

### Bedroom 3

11'4" x 8'8"

### Bedroom 4

11'3" x 7'0"

### Bathroom

9'0" x 6'11"

