



## 10 Colane Gardens, Aghagallon, Craigavon, BT67 9GX

£284,950

- Detached family home of approx 1600sqft
- Utility room & downstairs W.C
- Double glazed PVC windows
- Two spacious reception rooms
- Four spacious double bedrooms, including master with en-suite
- Tarmac Driveway
- Kitchen/Diner with an array of high and low level units and patio doors to rear
- Four piece bathroom suite
- Fully enclosed rear garden in lawn and detached single garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	82	82
(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	

# 10 Colane Gardens, Craigavon BT67 9GX

Hannath are delighted to welcome to the market this stunning four bedroom detached family home. Beautifully presented throughout this property offers spacious living accommodation consisting of living room with bay window and feature stove, spacious lounge, kitchen/diner with an array of high and low level units, utility room, downstairs W.C, four double bedrooms, including master with en-suite, four piece bathroom suite and spacious rear garden and garage. Located in the highly sought after area of Aghagallon, this property benefits from a rural location but is only a few minutes drive from Lurgan, Moira, and the M1 motorway. Situated in the heart of the village potential purchasers would benefit from all the nearby amenities such as local schools, shops, cafes, bars and restaurants. Early viewings come highly recommended.



### **Entrance Hall**

16'10x6'8

Composite front door, tiled flooring, radiator

### **Reception 1**

15'6x13'3

Feature stove, wood laminate flooring, bay window, radiator

### **Reception 2**

14'0x9'7

Wood laminate flooring, radiator

### **Kitchen/Diner**

23'0x10'6

Range of high and low level units, integrated appliances, tiled flooring, radiator, patio doors to rear

### **Utility Room**

7'0x7'0

Space for washing machine and tumble dryer, tiled flooring, radiator, back door to rear

### **Downstairs W.C.**

7'0x3'0

Wash hand basin, w.c., tiled flooring, radiator

### **Landing**

17'4x6'10

In carpet, radiator, hot press

### **Master bedroom**

13'5x12'2

In carpet, radiator

### **En-Suite**

9'7x2'11

Three piece suite, shower cubicle, wash hand basin, w.c., heated towel rail, tiled walls and tiled floor

### **Bedroom 2**

10'6x10'9

In carpet, radiator

### **Bedroom 3**

14'1x9'6

In carpet, radiator, built in wardrobes

### **Bedroom 4**

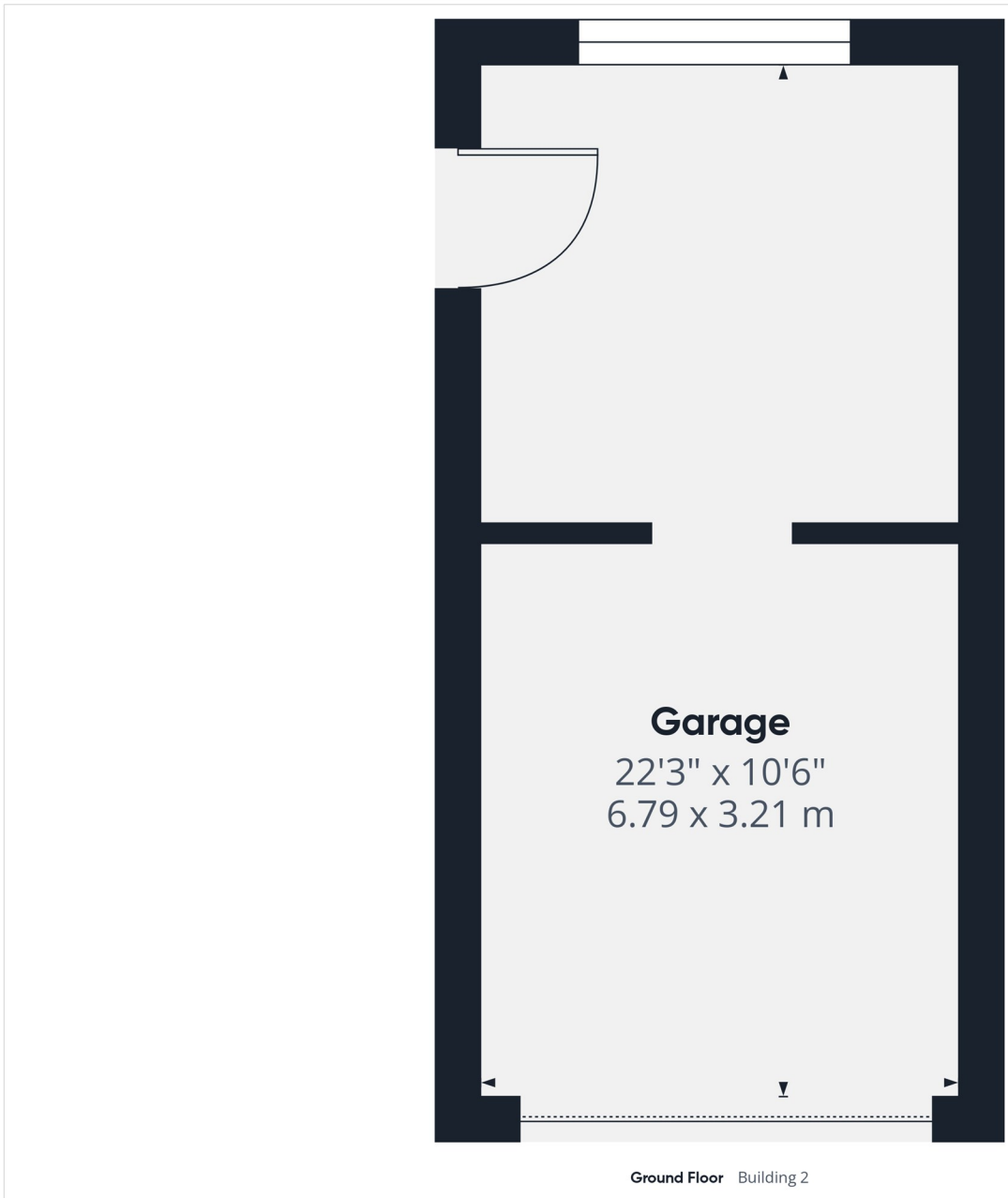
10'6x9'0

In carpet, radiator

### **Bathroom**

9'10x7'3

Four piece bathroom, mains shower cubicle, stand alone bath, wash hand basin, w.c., tiled floor, radiator



Approximate total area<sup>(1)</sup>  
230 ft<sup>2</sup>  
21.4 m<sup>2</sup>

(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.

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