



13 Foxleigh Wood, Lurgan, Craigavon, County Armagh, BT67

Offers Over £399,950

- Stunning four bedroom detached Georgian style property
- Kitchen with a range of integrated appliances
- Four double bedrooms on the first floor
- PVC sliding sash windows (front only)
- Two receptions
- Utility room
- Master bedroom with en-suite and walk in wardrobe
- Open plan kitchen/living/dining area
- Downstairs WC
- Four piece bathroom suite

Hannath

Kitchen/Living/Dining
32'8" x 10'11"
9.98 x 3.34 m

Utility Room
12'3" x 5'5"
3.75 x 1.66 m

Lounge
12'4" x 10'1"
3.76 x 3.09 m

Entrance Hall
6'11" x 21'9"
2.13 x 6.63 m

Living Room
12'3" x 18'0"
3.75 x 5.49 m

WC
3'2" x 6'10"
0.98 x 2.10 m

Ground Floor Building 1

Approximate total area⁽¹⁾
958.61 ft²
89.06 m²

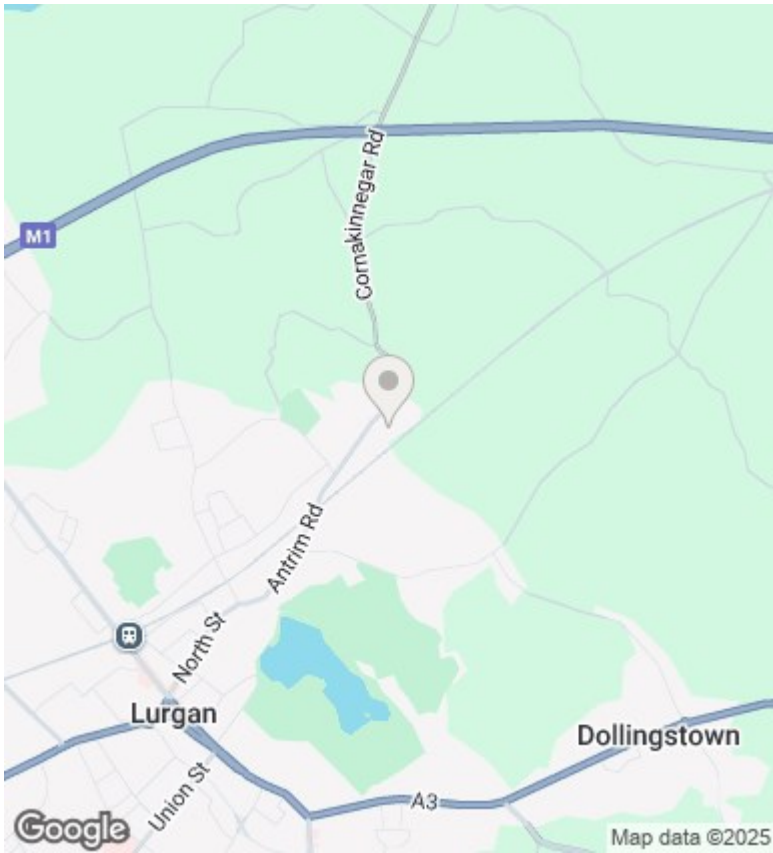
Reduced headroom
0.7 ft²
0.06 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Directions

Located off the Cornakinnegar Road, Lurgan. Set within walking distance to St Teresa's Primary School and opposite the new St Ronan's Secondary School (currently under construction).

Viewings

Viewings by arrangement only. Call 02838 399911 to make an appointment.

Council Tax Band

Northern Ireland

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B	85	85
(69-80) C		
(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