



37 South Lake Park, Craigavon, BT64 1BE

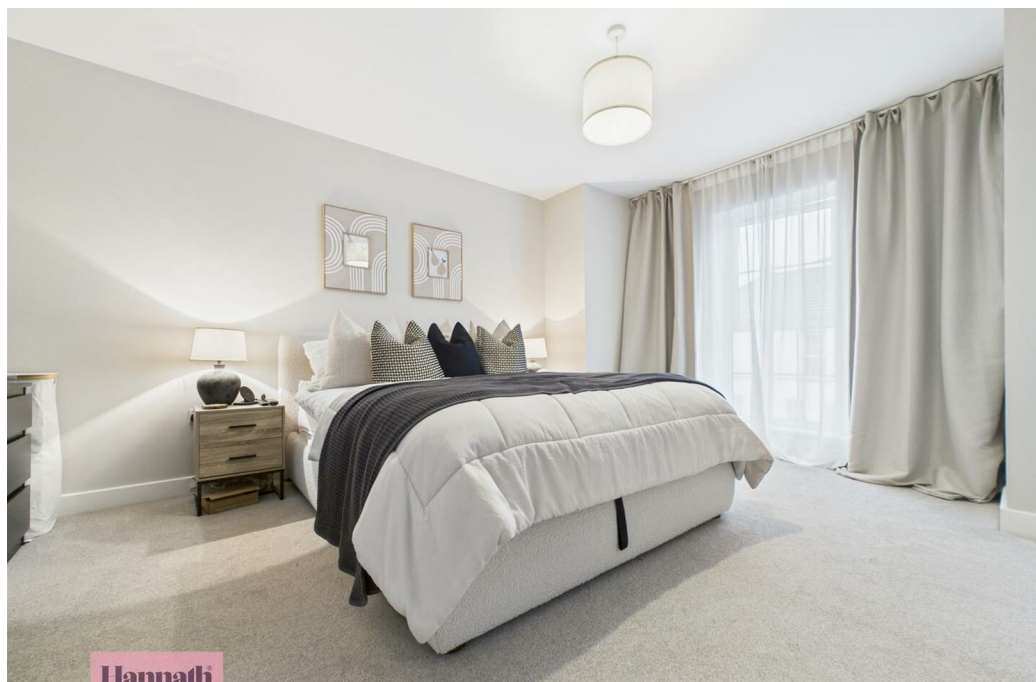
Offers In The Region Of £199,950

- Three Bedroom Semi-Detached Family home Built 2024
- Lounge Including a Feature Fireplace
- Utility & Downstairs WC with Bespoke Wooden Paneling
- Master Bedroom with a Private Partially Tiled En-Suite
- Three Piece Partially Tiled Family Bathroom Suite
- Gas Central Heating
- Open Plan Modern Kitchen/Dining with an Array of Sleek Fitted Units, Kitchen Island and Integrated Appliances
- Two Further Well Proportioned Bedrooms
- Situated Near Craigavon Area Hospital, Rushmere Shopping Centre, Craigavon Omniplex, South Lake Leisure Centre, Portadown Town Centre, Schools, Restaurants, Nightlife and Other Local amenities as well

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(82 plus) A		
(81-81) B		
(69-69) C	83	83
(55-55) D		
(39-39) E		
(21-21) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		

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Hannath Estate Agents are delighted to present this stunning 2024-built, three-bedroom semi-detached family home, complete with remaining warranty. Step inside to discover an inviting lounge with a feature fireplace, flowing into a spacious open-plan kitchen and dining area. The sleek kitchen features a central island, integrated appliances, and ample storage. A handy utility room and a stylish WC with bespoke wooden paneling complete the ground floor. Upstairs, the master bedroom includes a private en-suite, there are two additional double bedrooms and a contemporary three-piece family bathroom.



Hallway

20'1" x 3'7"

Tiled & radiator

Lounge

15'2" x 12'2"

Wooden floor, feature fireplace, bay window & radiator

Kitchen/Dining

11'3" x 15'10"

High & low level units, integrated fridge/freezer, eye level oven, extractor fan, gas hobs, dishwasher, kitchen island spot lights, tiled floor & radiator

Utility

7'2" x 2'11"

Tiled floor & plumbed for washing machine

WC

3'4" X 6'1"

Low flush WC, pedestal wash hand basin with splashback & wooden paneling

Landing

9'1" x 3'2"

Carpet & access to roofspace

Master Bedroom

14'12" x 11'8"

Carpet & radiator

En-Suite

8' x 3'11"

Three piece family suite comprising of; shower enclosure, low flush WC, pedal wash hand basin with tiled splashback, partially tiled & chrome towel radiator

Bedroom Two

13'6" x 8'2"

Carpet & radiator

Bedroom Three

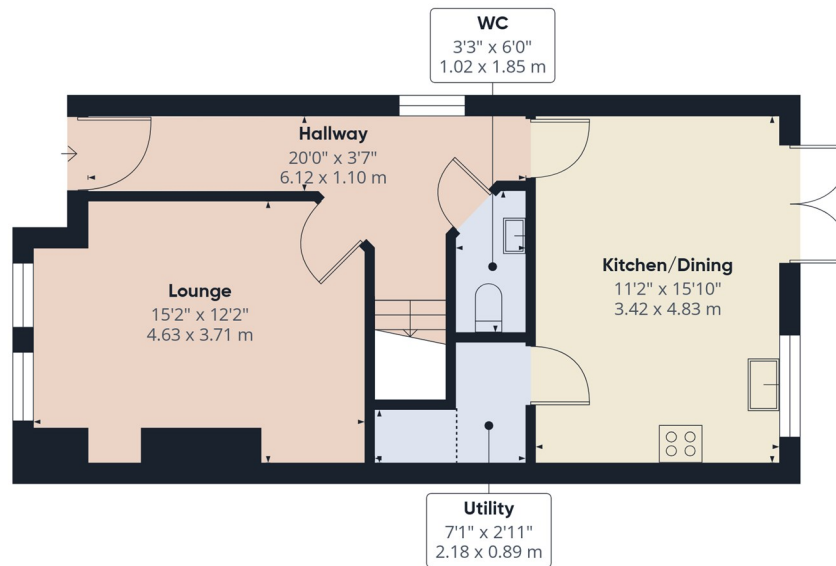
11'4" x 7'6"

Carpet & radiator

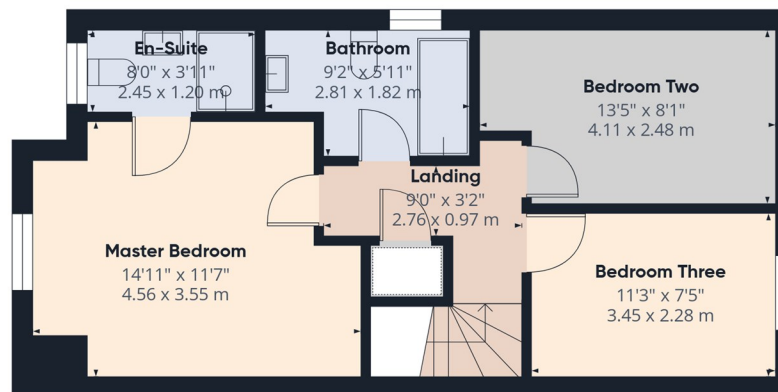
Bathroom

9'3" x 5'12"

Three piece family suite comprising of; bath, low flush WC, pedal wash hand basin with tiled splashback, partially tiled & chrome towel radiator



Ground Floor



Floor 1



Approximate total area⁽¹⁾
968 ft²
89.9 m²

Reduced headroom
10 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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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