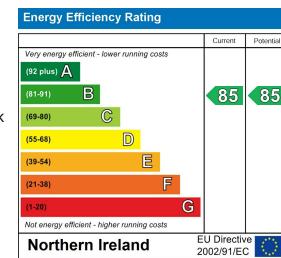




## 54 Lagan Gate, Aghagallon, Craigavon, BT67 0WS

Offers Over £190,000

- Spacious Four Bedroom Semi-Detached Family Home
- Utility & Downstairs WC
- Three Piece Family Bathroom Suite
- Viewing Strictly via Agent
- Lounge Featuring Wood Burning Stove & Bay Window
- Master Bedroom with Wooden Panelling & Featuring Private En-Suite
- Private Rear Garden with Countryside Views
- Open Plan Modern Kitchen/Dining Area with an Array of Sleek Fitted Units, Integrated Appliances & Wood Panelling
- Three Further Well Proportioned Double Bedrooms Including One on the Ground Floor
- Oil Fired Central Heating



# 54 Lagan Gate, Craigavon BT67 0WS

Hannath Estate Agents are delighted to introduce a stunning four-bedroom semi-detached family home. Upon entering, the property boasts a cosy lounge featuring a wood-burning stove and a bay window. The open-plan kitchen and dining area is equipped with modern fitted units, integrated appliances, and stylish wooden panelling. For added convenience, the ground floor also includes a utility room and a downstairs WC. As you ascend to the first floor, you will find a spacious master bedroom with wooden panelling and a private en-suite. The property also features three further well-proportioned bedrooms, including one conveniently located on the ground floor, ideal for individuals with mobility restrictions. A three-piece family bathroom suite completes the first floor. Outside, the property's rear garden offers a large and private space with breathtaking countryside views.

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**Hallway**

7'6" x 6'5"

Wooden floor & radiator.

**Lounge**

11'9" x 13'7"

Wooden floor, radiator & stove.

**Kitchen/Dining**

14'2" x 11'11"

Tiled floor, high & low level units, integrated extractor fan, oven, electric hobs, fridge/freezer & dishwasher, radiator & wooden panelling.

**Utility**

5'1" x 8'5"

Tiled flooring, high & low level units, plumbed for washing machine & radiator.

**WC**

5'1" x 6'5"

Tiled flooring, toilet, wash hand basin, tiled splashback & radiator.

**Bedroom Four**

7'6" x 8'3"

Wooden floor & radiator.

**Landing**

6'10" x 10'2"

Carpet, radiator & access to roofspace.

**Master Bedroom**

12'4" x 11'11"

Carpet, radiator & wooden panelling.

**En-Suite**

7'6" x 2'11"

Three piece bathroom suite comprising shower enclosure, wash hand basin, w.c, tiled flooring & radiator.

**Bedroom Two**

10'7" x 11'11"

Carpet & radiator.

**Bedroom Three**

8'10" x 8'4"

Carpet & radiator.

**Bathroom**

6'11" x 8'3"

Three piece bathroom suite comprising bath, wash hand basin, w.c, tiled flooring & radiator.

