



54 Lagan Gate, Aghagallon, Craigavon, BT67 0WS

Offers Over £190,000

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	85	85
	EU Directive 2002/91/EC	

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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.



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

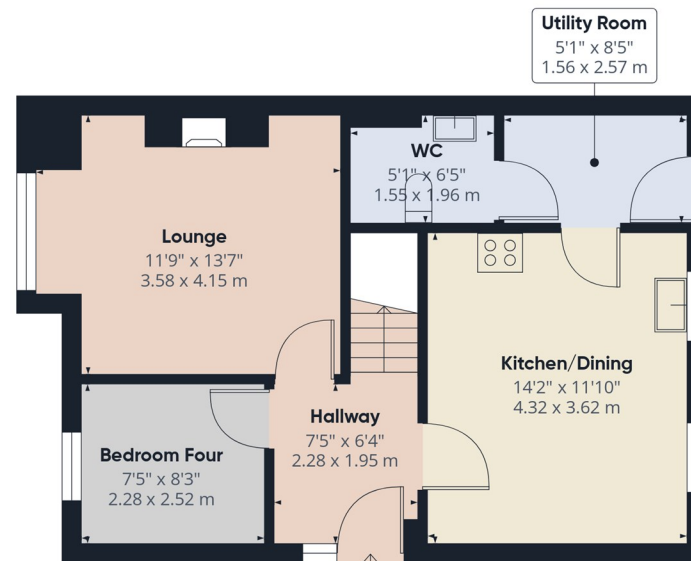
8'10" x 8'4"

Carpet & radiator.

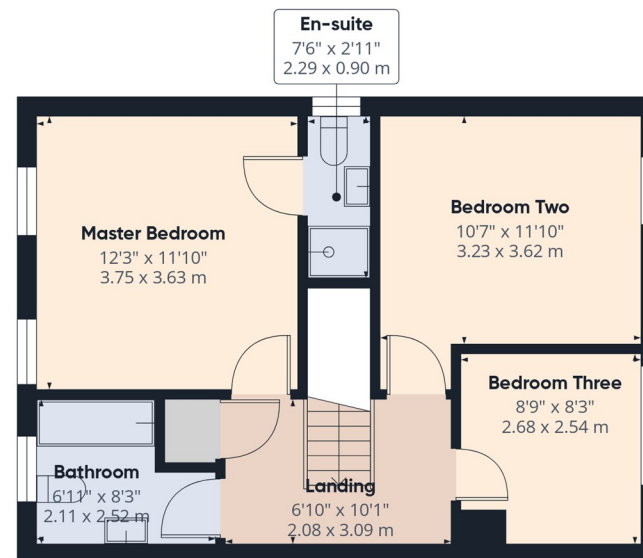
Bathroom

6'11" x 8'3"

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



Ground Floor



Floor 1



Approximate total area⁽¹⁾
 1012 ft²
 94 m²

(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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