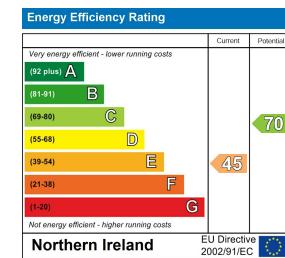




## 84 Castleview, Gilford, Craigavon, BT63 6JS

Asking Price £99,950

- Three Bedroom Family Home
- Lounge with Open Fireplace
- Kitchen/Dining Area with High & Low Fitted Units & Integrated Appliances
- Three Well Proportioned Bedrooms with Built in Wardrobes
- Three Piece Partially Tiled Family Bathroom Suite
- Oil Fired Central Heating
- Ideal for First Time Buyers & Investors
- Off Street Parking at the Rear
- Viewing Strictly via Agent



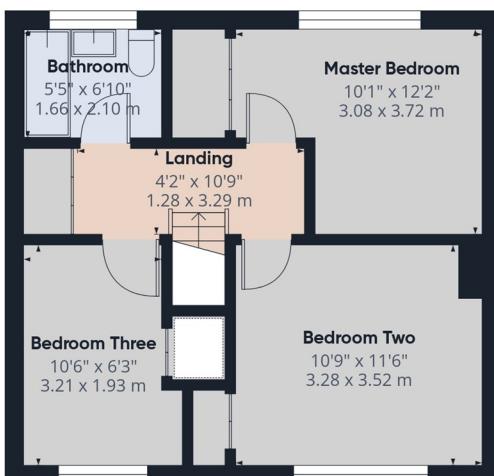
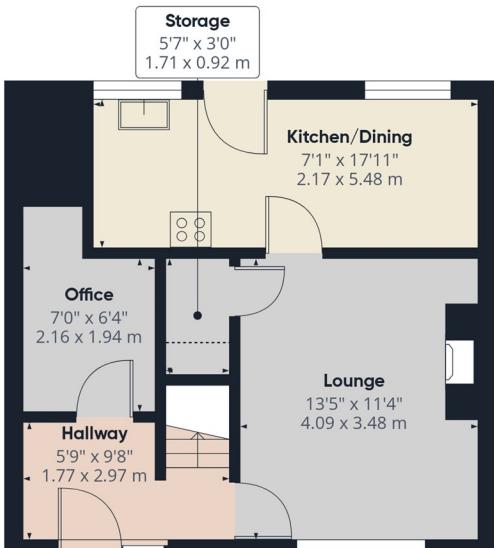
# 84 Castleview, Craigavon BT63 6JS

Hannath Estate Agents are delighted to present this three-bedroom town house. As you step inside, a lounge greets you, anchored by an open fireplace. Flowing seamlessly from the lounge, the open-plan kitchen and dining area boasts a suite of high-level and low-level fitted units & integrated appliances. An additional alcove offers the flexibility to create a private home office or a fourth bedroom, tailoring the home to your evolving needs.

Upstairs, the property continues to impress with three generously proportioned bedrooms, each fitted with built-in wardrobes that provide ample storage & there is a three piece family bathroom suite.



<b>Hallway</b> 5'10" x 9'9" Carpet & radiator.	Three piece suite including bath, low flush WC, pedal wash hand basin & partially tiled.
<b>Lounge</b> 13'5" x 11'5" Wooden floor, open fireplace & radiator.	
<b>Kitchen/Dining</b> 7'1" x 17'12" Wooden floor, high & low fitted units, integrated appliances & radiator.	
<b>Office/Bedroom Four</b> 7'1" x 6'4" Carpet.	
<b>Storage</b> 5'7" x 3'	
<b>Landing</b> 4'2" x 10'10" Carpet & access to roof space.	
<b>Master Bedroom</b> 10'1" x 12'2" Carpet, radiator & built-in-wardrobes.	
<b>Bedroom Two</b> 10'9" x 11'7" Carpet, radiator & built-in-wardrobe.	
<b>Bedroom Three</b> 10'6" x 6'4" Carpet, radiator & built-in-wardrobe.	
<b>Bathroom</b> 5'5" x 6'11"	



Floor 1

**Hannath®**

Approximate total area<sup>(1)</sup>

814 ft<sup>2</sup>  
75.5 m<sup>2</sup>

Reduced headroom  
4 ft<sup>2</sup>  
0.4 m<sup>2</sup>

(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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