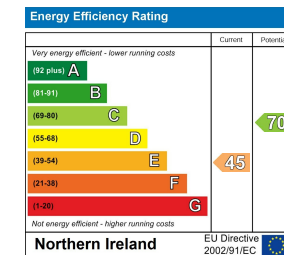




## 84 Castleview, Gilford, Craigavon, BT63 6JS

Asking Price £99,950

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



# 84 Castlevue, 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.



### **Hallway**

5'10" x 9'9"

Carpet & radiator.

### **Lounge**

13'5" x 11'5"

Wooden floor, open fireplace & radiator.

### **Kitchen/Dining**

7'1" x 17'12"

Wooden floor, high & low fitted units, integrated appliances & radiator.

### **Office/Bedroom Four**

7'1" x 6'4"

Carpet.

### **Storage**

5'7" x 3'

### **Landing**

4'2" x 10'10"

Carpet & access to roof space.

### **Master Bedroom**

10'1" x 12'2"

Carpet, radiator & built-in-wardrobes.

### **Bedroom Two**

10'9" x 11'7"

Carpet, radiator & built-in-wardrobe.

### **Bedroom Three**

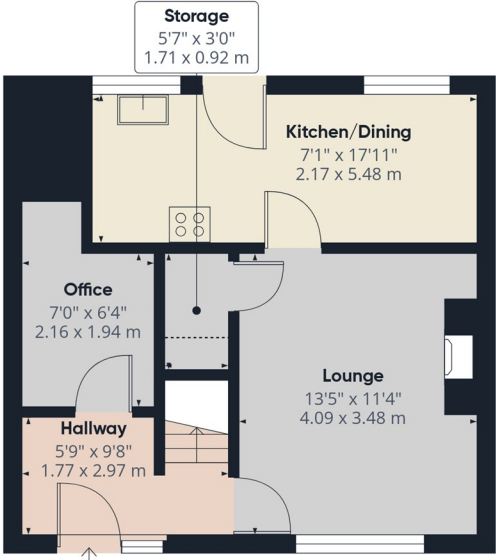
10'6" x 6'4"

Carpet, radiator & built-in-wardrobe.

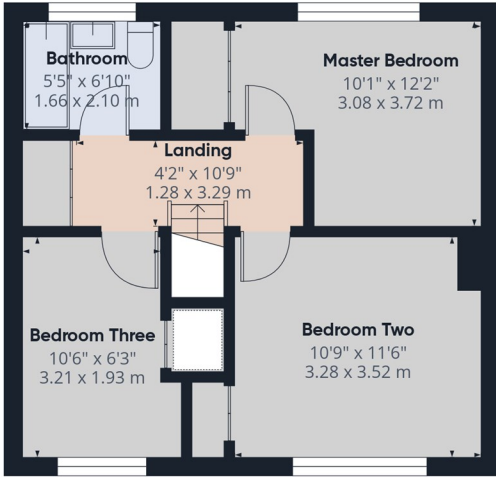
### **Bathroom**

5'5" x 6'11"

Three piece suite including bath, low flush WC, pedal wash hand basin & partially tiled.



Ground Floor



Floor 1



**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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