



## 38 Lynden Gate, Portadown, Craigavon, BT63 5YH

£264,950

- 3 bedroom detached property
- Utility and Downstairs w.c.
- Single detached garage
- Early viewings highly recommended
- Spacious lounge with feature fireplace
- Master bedroom with en-suite
- Fully enclosed rear garden
- Kitchen/Diner with a range of appliances
- Two further bedrooms
- OFCH

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

# 38 Lynden Gate, Craigavon BT63 5YH

Hannath are delighted to welcome to the market this beautiful three bedroom detached home situated in the ever popular development of Lynden Gate, just off the Ballyhannon Road, Portadown. This fantastic property offers many features, with the ground floor benefiting from a spacious lounge with feature fireplace, kitchen/diner with a range of integrated appliances, a utility room and downstairs WC. The first floor boasts three spacious bedrooms including a master with en-suite and a four piece bathroom suite. Externally the property offers a generous, private and fully enclosed rear garden and single detached garage. Located within close proximity to Rushmere Shopping Centre, Craigavon Area Hospital, Portadown Town Centre along with other amenities, 38 Lynden Gate is sure to appeal to a range of buyers and early viewings are highly recommended to fully appreciate what this superb home has to offer.



### Hallway

7'5" x 15'11"

The hallway welcomes you with a warm, inviting atmosphere, featuring a soft carpet underfoot and a wooden staircase rising gracefully to the first floor. It provides access to the living room, kitchen and storage cupboard.

### Living Room

16'1" x 13'0"

This spacious living room is bright and airy with a large window that floods the space with natural light. It provides ample room for seating arrangements and features a traditional fireplace as a charming focal point, creating a cosy and comfortable environment for relaxation or entertaining.

### Kitchen

17'9" x 11'7"

The kitchen is generously sized with a tiled floor and classic wooden cabinetry. It features a patio doors overlooking the garden, allowing plenty of daylight in. There is ample space for a dining table, making it ideal for family meals and gatherings. The adjoining utility room provides practical space for laundry and additional storage.

### Utility Room

5'9" x 7'7"

This practical utility room offers additional storage and laundry facilities, with tiled flooring and wooden units matching the kitchen. It has an external door which provides convenient access to the garden or driveway area.

### WC

5'9" x 3'7"

The downstairs WC is light and functional with tiled flooring, a pedestal sink, and a window for natural ventilation.

### Landing

10'4" x 4'0"

The landing at the top of the stairs is bright and welcoming, providing access to all three bedrooms and the family bathroom. It is carpeted for comfort and warmth.

### Bedroom 1

13'2" x 12'0"

Bedroom 1 is a generous double room featuring soft blue carpeting and pale yellow walls that create a calm and restful atmosphere. There is plenty of space for bedroom furniture. This room also benefits from its own en-suite shower room, adding a touch of privacy and convenience.

### En-suite

9'11" x 3'3"

The en-suite shower room off Bedroom 1 is compact but functional, with a tiled shower, pedestal sink, w.c. and neutral décor.

### Bedroom 2

10'4" x 11'8"

Bedroom 2 is a cosy double room decorated in a soft lilac shade with matching carpet. It has a large window that lets in plenty of natural light and space for bedroom furniture, making it suitable as a bedroom or study space.

### Bedroom 3

13'1" x 8'11"

Bedroom 3 is a comfortable double room, decorated in neutral tones with cream carpeting and walls. It benefits from good natural light through the window and has ample space for bedroom furniture.

### Bathroom

6'8" x 8'9"

The family bathroom is a bright room with a patterned tile effect floor vinyl and light blue walls. It features a bath, separate shower cubicle, pedestal sink, w.c. and window allowing natural light and ventilation.

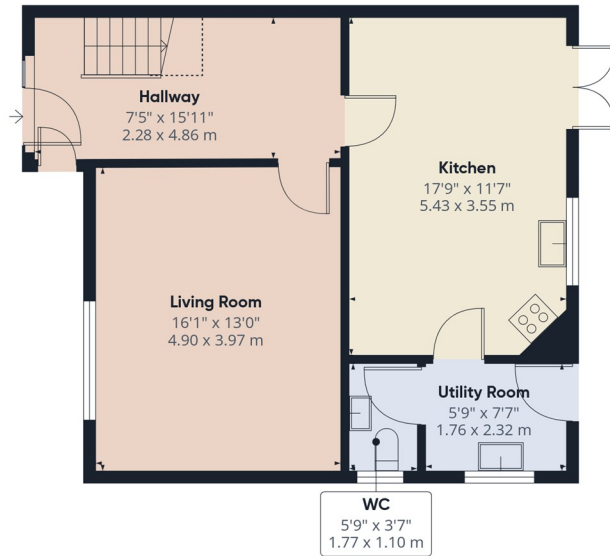
### Rear Garden

The rear garden features a paved patio area leading to a well-maintained lawn, enclosed by wooden fencing for privacy. The garden receives good natural light and has space for outdoor seating and play areas.

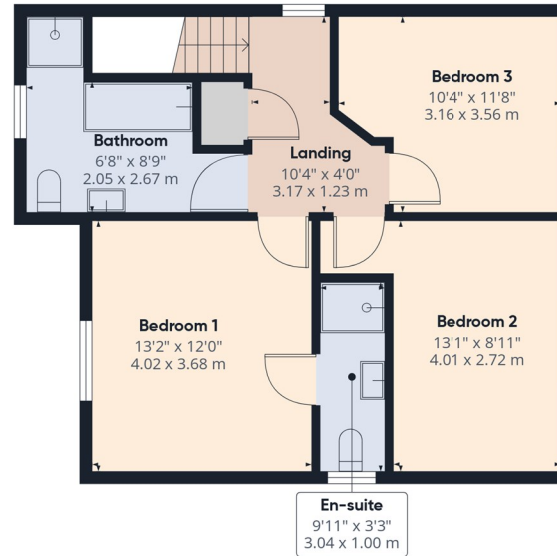
### Garage

15'6" x 24'0"

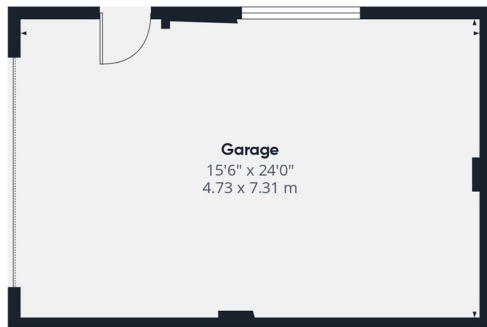
A large detached garage is positioned at the end of the driveway, offering ample space for parking and storage.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



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

1554 ft<sup>2</sup>

144.4 m<sup>2</sup>

**Reduced headroom**

8 ft<sup>2</sup>

0.8 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.

**GIRAFFE360**