



4 Lynedale Manor, Portadown, Craigavon, BT63 5TE

Asking Price £264,950

- Beautiful detached four bedroom family home of approx 1528 sq ft
- Ground floor Utility & WC
- Four piece family bathroom suite
- Within walking distance to local schools, hospital & amenities
- Main living room with with feature multifuel stove
- Master bedroom with ensuite
- Spacious tarmac driveway suitable for a number of vehicles
- Open plan kitchen/dining area with an array of units leading to sunroom
- Three further bedrooms on the first floor
- Detached Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

4 Lynedale Manor, Craigavon BT63 5TE

Hannath are delighted to welcome to the market this beautifully presented four bedroom detached property in the highly sought after area of Lynedale Manor. The home offers two spacious reception rooms, four well-proportioned bedrooms including a master with en-suite, modern bathroom suite, open plan kitchen/dining area, sun room, utility room, downstairs WC, and detached garage. Tastefully decorated throughout and finished to a high standard, 4 Lynedale Manor offers excellent family accommodation. Located conveniently close to Portadown town centre, leaving close access to Craigavon Area Hospital, schools, bars, restaurants and local amenities. Craigavon is also a short drive away which benefits the popular Rushmere shopping centre, Omniplex cinema and various parks and recreational areas. Early viewings come highly recommended!



Hallway

11'11" x 5'11"

This welcoming hallway features tiled flooring and warm wooden doors, complemented by a traditional wooden staircase leading to the first floor.

Living Room

16'8" x 11'3"

The living room is a bright and cosy space, laid with light wood flooring. It offers ample seating and is centred around a traditional-style wood-burning stove set against a natural stone chimney breast, providing a charming focal point and an inviting atmosphere.

Reception Room 2

9'5" x 10'0"

Reception Room 2 is a comfortable, carpeted room with a high ceiling and neutral tones, creating a relaxing space that could be used as a second sitting area or playroom. The natural light enhances the homely feel of the room.

Office

7'5" x 10'0"

The office offers a peaceful working environment, featuring light wood flooring and white walls to ensure brightness and focus. Its compact size makes it an ideal space for productivity and organisation.

Kitchen

9'11" x 16'8"

The kitchen is a well-equipped space with traditional wood cabinetry and tiled flooring that extends through the room. It features a breakfast bar with seating, offering both practicality and a sociable spot for casual dining. The kitchen flows seamlessly into the dining room and has access to the utility room.

Dining Room/Sun room

11'7" x 10'5"

This room features tiled flooring and a wooden-panelled ceiling that adds character and warmth. French doors that open to the garden, creating a bright and inviting space for meals and gatherings.

Utility Room

6'11" x 9'11"

The utility room is practical and well-appointed, featuring tiled floors and wood cabinetry to match the kitchen. It houses a washing machine and tumble dryer beneath the worktops and offers direct access to the side of the property.

WC

3'4" x 4'7"

This downstairs w.c. is neatly finished with tiled flooring and white fixtures, including a WC and pedestal basin.

Landing

3'2" x 9'5"

The landing area upstairs is carpeted and provides access to all bedrooms and bathrooms.

Bedroom 1

12'5" x 11'5"

Bedroom 1 is a generous double room with wood flooring, a large window for natural light, and a walk-in wardrobe providing ample storage. It benefits from a modern en-suite shower room, adding privacy and convenience.

En-Suite

3'10" x 6'0"

The en-suite shower room attached to Bedroom 1 is compact and fitted with a corner shower, wash basin, and WC, finished in clean white fixtures for ease of maintenance.

Bedroom 2

12'4" x 10'2"

Bedroom 2 is a spacious double room with wood flooring and a large window that fills the room with light. It offers ample space for bedroom furniture and storage.

Bedroom 3

9'4" x 9'11"

Bedroom 3 is a comfortable single or small double room with wood flooring and a window providing natural daylight.

Bedroom 4

9'6" x 8'10"

Bedroom 4 is a smaller double room with wood flooring and a window looking out to the side.

Bathroom

6'0" x 8'7"

The family bathroom is tiled in dark grey and white, featuring a bath, separate corner shower cubicle, pedestal basin, and WC. The room is brightened by a window and finished with modern fittings for comfort and style.

Garage

22'5" x 15'11"

This well-sized garage offers parking or storage space, measuring approximately 6.84 by 4.87 metres (22'5" x 15'11"), perfect for vehicles or as a workshop area.



Approximate total area⁽¹⁾

1157 ft²
107.5 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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