



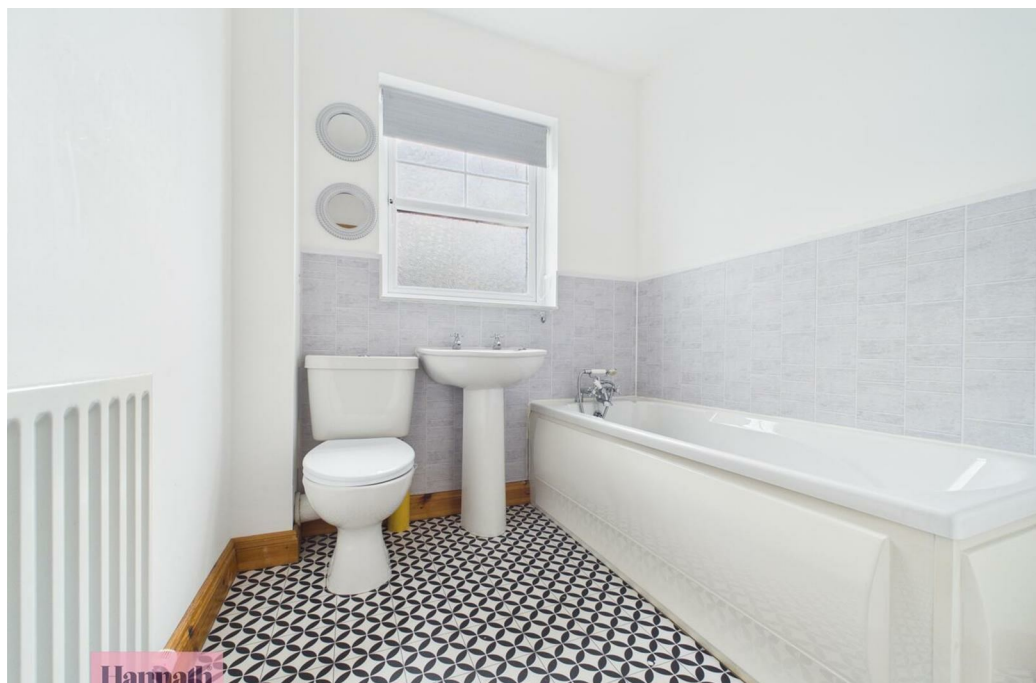
## 5 Loughgall Mews, Loughgall, Offers Over £140,000

- Three Bedroom Family Townhouse
- Large Lounge
- Open Plan Kitchen/Dining with an Array of High & Low Fitted Units
- Downstairs WC
- Master Bedroom with a Private En-Suite
- Two Further Well Proportioned Bedrooms
- Three Piece Fully Tiled Family Bathroom Suite
- Private Rear Garden Overlooking Countryside
- Viewing Strictly via Agent

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 73                      | 73        |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

## 5 Loughgall Mews, Loughgall

Hannath Estate Agents are delighted to welcome this three bedroom family townhouse. Stepping inside, you're immediately greeted to a large lounge. The superb open-plan kitchen and dining area boasts an array of high & low fitted units. For added practicality, the ground floor also conveniently hosts a well-appointed WC. Ascending to the first floor, there is a master bedroom complete with its own private en-suite, two further well-proportioned bedrooms & a three-piece family bathroom suite beautifully completes the first-floor accommodation. The rear garden offers low maintenance, privacy and countryside views!



### Hallway

17'3" x 3'1"

This bright hallway welcomes you with light-coloured flooring and a patterned feature wall along one side, leading upstairs and providing access to the lounge and kitchen/dining area. Natural light fills the space, enhancing its fresh and airy feel.

### Lounge

14'0" x 10'3"

A spacious lounge featuring light wood-effect flooring and a large window allowing natural light to fill the room. Neutral décor provides a calm backdrop, making this a comfortable space for relaxing or entertaining.

### Kitchen/Dining

13'1" x 17'1"

The kitchen and dining room form an open, practical space with ample room for cooking and dining. Traditional wooden cabinetry lines one side, complemented by a darker floor covering that adds warmth. A decorative blue feature wall adds character, and double doors open into the adjacent lounge. External doors provide access to outside areas.

### WC

5'8" x 2'11"

A convenient, compact cloakroom featuring a WC and pedestal basin, finished simply with light flooring and a floral detail on the wall behind the basin, positioned beneath the stairs on the ground floor.

### Master Bedroom

10'10" x 10'3"

A well-proportioned master bedroom offering carpet in a soft grey with natural wooden skirting. A large window fills the room with light, and two doors provide access to storage and a private en-suite shower room.

### En-Suite

5'8" x 5'2"

The en-suite shower room is neatly finished with patterned floor tiles and white sanitaryware, including a shower cubicle, WC, and pedestal basin. It offers a practical and private bathroom space adjacent to the master bedroom.

### Bedroom Two

9'11" x 8'11"

Bedroom Two is a comfortable, carpeted room with natural wood effect skirting and a window that invites plenty of daylight.

### Bedroom Three

10'0" x 7'10"

Bedroom Three is a smaller room with carpeted flooring and wooden skirting, offering a cosy and practical space ideal for a child's room or study. A window provides natural light and a pleasant outlook.

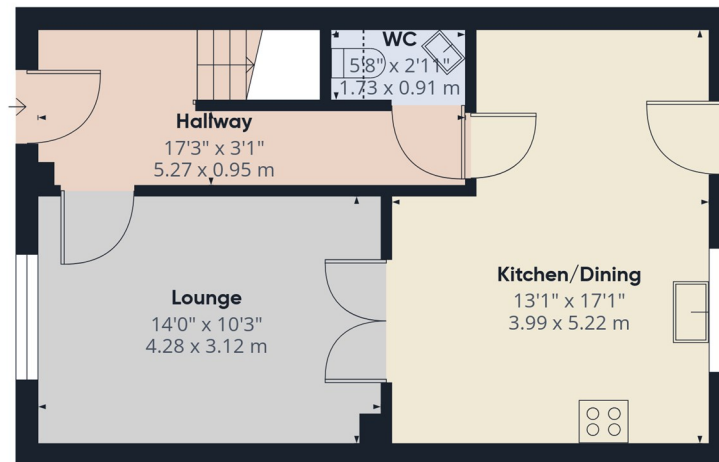
### Bathroom

6'4" x 6'5"

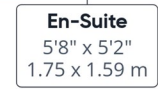
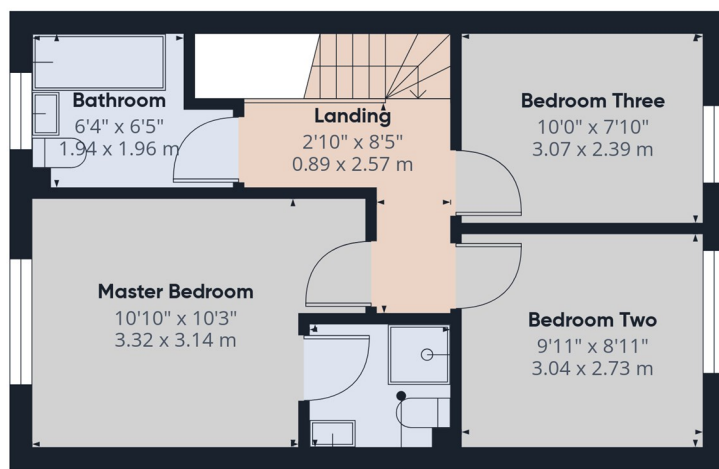
The family bathroom is bright and fresh, featuring a white bath with tiled surround, matching pedestal basin and WC, and patterned floor tiles that bring a classic look to the space. A window provides ventilation and light.

### Rear Garden

The garden is low maintenance with a gravelled surface and paved area, enclosed by fencing and offering pleasant views over open countryside.



Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
865 ft<sup>2</sup>  
80.5 m<sup>2</sup>

**Reduced headroom**  
4 ft<sup>2</sup>  
0.3 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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