

## 28 Silverwood Green, Lurgan, Craigavon, BT66 6SS

Offers Over £165,000

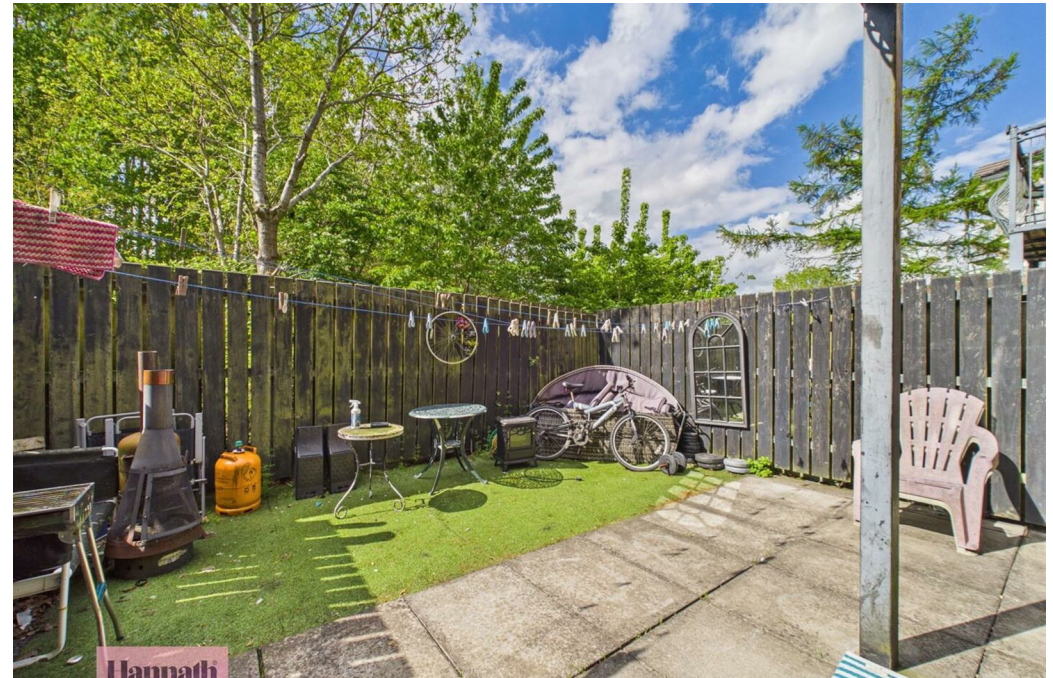
- Four Bedroom End Townhouse Family home with Integral Garage
- Three Further Well Proportioned Bedrooms Split Across the Ground & Second Floor
- Integral Garage (10'0" x 17'6")
- Open Plan Lounge/Dining/Kitchen with an Array of High & Low Fitted Units, Integrated Appliances & Access to Balcony
- Three Piece Family Bathroom Suite
- Low Maintenance & Private Rear Garden
- Master Bedroom with Private En-Suite
- Downstairs Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	49
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

# 28 Silverwood Green, Craigavon BT66 6SS

Hannath Estate Agents are delighted to welcome this four bedroom end townhouse with an integral garage. Stepping inside, you'll be greeted to a lounge with a feature fireplace, superb open-plan kitchen and dining area boasting an array of high & low fitted units, integrated appliances & access to a balcony. There is a master bedroom with a private en-suite, three further well proportioned bedrooms that are split amongst the ground and second floor & a three piece family bathroom suite. For added practicality, the ground floor also conveniently hosts a dedicated well-appointed bathroom which is ideal for those with restricted mobility.

Located off Kiln Road, Lurgan.



### Hallway

6'1" x 15'1"

The hallway welcomes you with its warm wooden flooring and a classic wooden staircase featuring detailed balustrades.

### Bedroom

10'11" x 9'3"

The ground floor bedroom offers a cosy space with natural light pouring in through a large window overlooking the garden. Wooden flooring adds warmth and character, making this an ideal room for a variety of uses, from a guest room to a study or additional bedroom.

### Bathroom

3'0" x 8'10"

The bathroom on the ground floor is compact yet functional and includes a shower enclosure, sink, and WC.

### Lounge/Dining Room

10'11" x 18'3"

The lounge and dining room presents a spacious and comfortable living area boasting wooden flooring and a feature fireplace with a wooden surround serving as a focal point. Large windows and double doors open to a balcony, allowing natural light to flood in and providing views to the outside. The space flows seamlessly into the dining area.

### Kitchen

17'2" x 8'9"

This kitchen features tiled flooring and wooden cabinetry. It is equipped with fitted appliances, and benefits from a generous window that brightens the room.

### Master Bedroom

10'1" x 11'9"

The master bedroom is a generous room featuring a part wooden panelled accent wall. The room also benefits from an en-suite bathroom.

### En-Suite

6'11" x 4'10"

The en-suite bathroom connected to the master bedroom is compact and contemporary, featuring a shower cubicle, sink, and WC.

### Bedroom Two

10'3" x 9'8"

Bedroom Two offers a bright and moderately sized room with a large window that lets in plenty of daylight.

### Bedroom Three

6'8" x 8'9"

Bedroom Three is a cosy room with light walls and carpeted flooring, featuring a window that lets in plenty of natural light.

### Bathroom

6'7" x 5'5"

The main bathroom on the second floor includes a bath with overhead shower, WC, and pedestal sink.

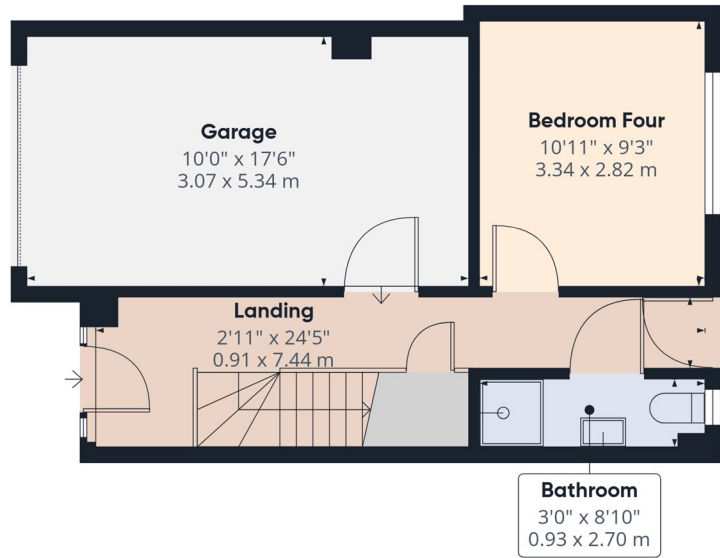
### Rear Garden

The rear garden is a private, enclosed outdoor space featuring a paved patio area and artificial grass.

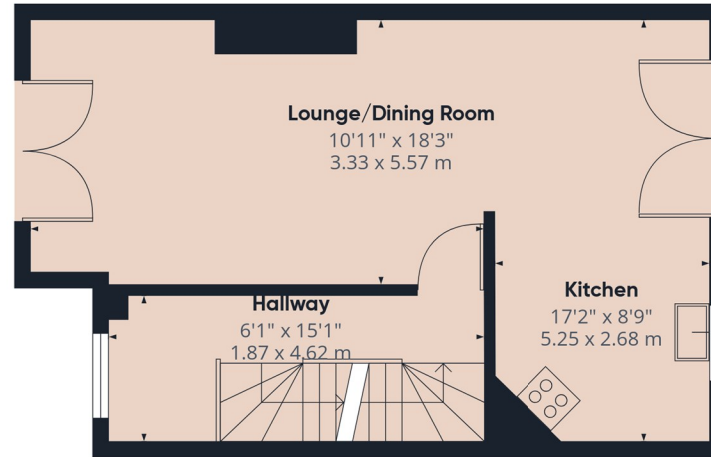
### Garage

10'0" x 17'6"

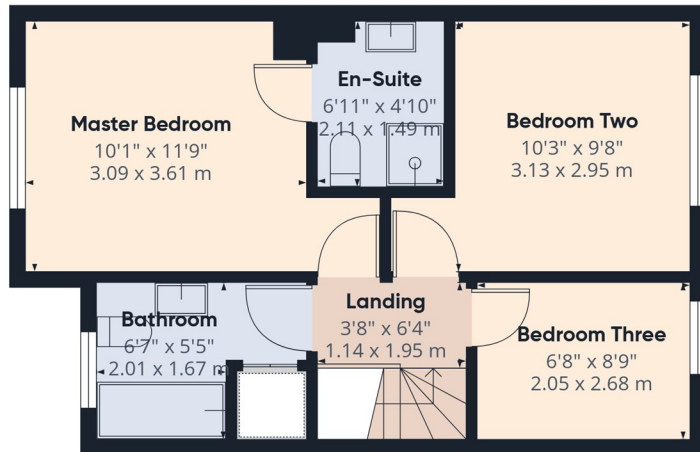
The garage is a practical single space with an external door and internal access to the ground floor hallway. It provides convenient parking or storage space.



Ground Floor



Floor 1



Floor 2



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

1229 ft<sup>2</sup>

114.2 m<sup>2</sup>

(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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