



13 Lynden Gate Park, Portadown, Craigavon, BT63 5YJ

£355,000

- Four Bedroom Detached Family home with a Large Integral Garage & Sun Lounge Situated on a Corner Plot
- Two Reception Rooms Including a Lounge with an Open Fireplace Converted to Integrated Gas Fire & an Additional Reception Featuring a Baxi Water Boiler Linked to Oil Fired Heating Throughout
- Large Open Plan Kitchen & Sun Lounge with an Array of Fitted Units and Integrated Appliances
- Downstairs WC
- Four Well Proportioned Double Bedrooms with One Bedroom Offering Access to WC
- Five Piece Partially Tiled Family Bathroom Suite

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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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Hannath Estate Agents is proud to present this exceptional four-bedroom detached residence, where thoughtful design meets everyday comfort. From the moment you enter, the home radiates warmth; the inviting lounge, anchored by a charming open fireplace.

The heart of the house is undoubtedly the expansive open-plan kitchen and sun lounge—a light-filled sanctuary equipped with premium integrated appliances and bespoke cabinetry. With a separate dining room for formal occasions and a convenient downstairs WC, the ground floor flows seamlessly. Upstairs, four generous double bedrooms provide a private retreat for every member of the family, with one room featuring their own WC. The five-piece family bathroom is a sanctuary of its own, finished with elegant partial tiling.

Modern practicality is woven into the fabric of this home, from the high-speed fibre optic connectivity to the future-proofed provisions for mains gas conversion. Outside, the rear garden serves as a tranquil escape, featuring an integrated power supply for evening ambiance. With an integral garage and ample attic storage throughout, this home is as functional as it is beautiful.

Located off Ballyhannon Road, Portadown.



Hallway

11'10" x 11'6"

This welcoming hallway features wooden flooring that adds warmth underfoot, while the traditional staircase with dark wood banisters and white spindles creates a striking focal point. Natural light streams in through a window dressed with soft curtains.

Living Room

19'6" x 11'7"

The living room is a generously sized space with a bright atmosphere, thanks to two large windows that let in plenty of natural light. It features attractive wooden flooring and a fireplace with a classic mantelpiece that adds a touch of character and homely warmth to the room. The open fire was converted to an integrated gas fire.

Dining Room

10'3" x 10'7"

This dining room offers a cosy, inviting space with wooden flooring and a traditional window allowing natural light to flood in.

Kitchen

10'4" x 20'2"

The kitchen is a spacious and practical room, fitted with a range of cabinetry in light wood tones and ample work surfaces. It includes modern appliances and has a tiled floor for easy maintenance. Double doors open out to the sunroom, allowing natural light and garden views to be enjoyed while cooking or dining. Emersion Heater for Additional Hot Water.

Sunroom

10'0" x 10'0"

Bright and inviting, the sunroom is surrounded by large windows and French doors that open onto the garden, creating a light-filled space ideal for relaxation.

WC Ground Floor

6'0" x 2'10"

This stylish WC features patterned floor tiles and half-height painted panel walls, creating a charming yet practical space. It is fitted with a modern sink and WC.

Landing

2'10" x 15'6"

The landing is carpeted in green and benefits from a large window dressed with curtains, flooding the space with natural light. It provides access to all first-floor bedrooms, the bathroom, and a separate WC, while also overlooking the entrance hallway below.

Master Bedroom

11'11" x 13'6"

The master bedroom is a comfortable, well-proportioned room featuring wooden flooring and a wide window that fills the space with natural light.

Bedroom Two

11'1" x 7'9"

Bedroom Two is a bright and airy room with wooden flooring and a sizable window providing plenty of daylight.

Bedroom Three

10'3" x 12'7"

Bedroom Three offers a generous space with wooden flooring and a window that brings in natural light.

Bedroom Four

7'11" x 11'7"

Bedroom Four is a smaller room with wooden flooring and a window that provides daylight.

Bathroom

9'1" x 8'9"

This well-appointed bathroom has patterned floor tiles and is fitted with a bath, separate shower cubicle, WC, bidet, and wash basin. The walls are partly tiled with neutral colours and painted above.

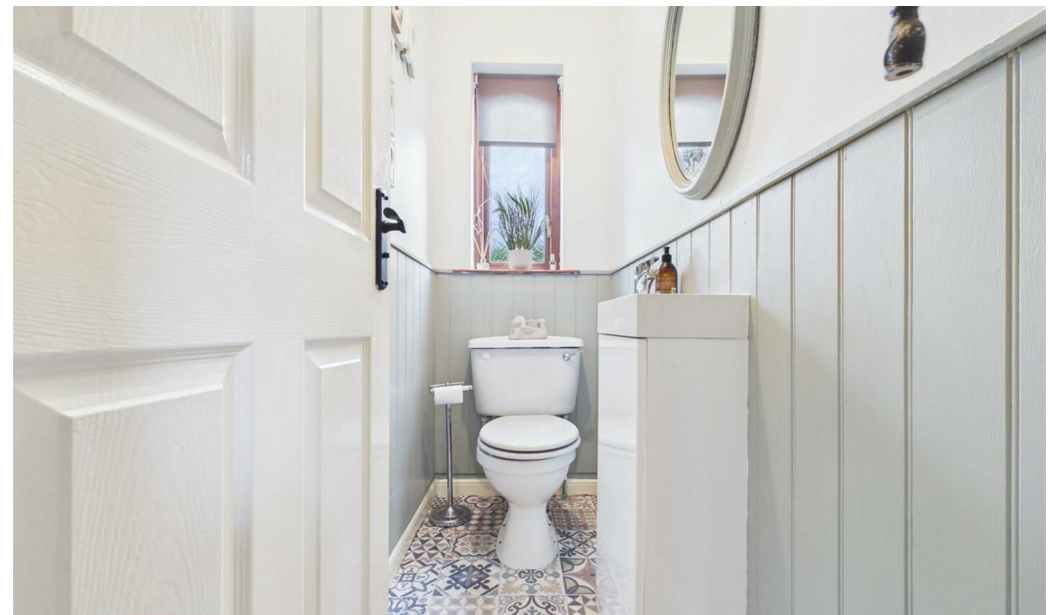
WC First Floor

5'7" x 3'5"

A separate WC on the first floor features a modern sink and WC, with a small window adding natural light.

Rear Garden

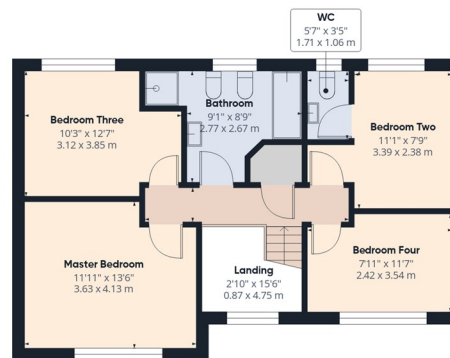
The rear garden is a delightful outdoor space with a generous lawn bordered by mature hedges and shrubs, providing privacy and a peaceful setting. A paved patio area offers space for seating and outdoor dining, while a circular paved feature with gravel adds character to the garden's layout.







Ground Floor



Floor 1



Approximate total area⁽¹⁾

1760 ft²

163.5 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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