



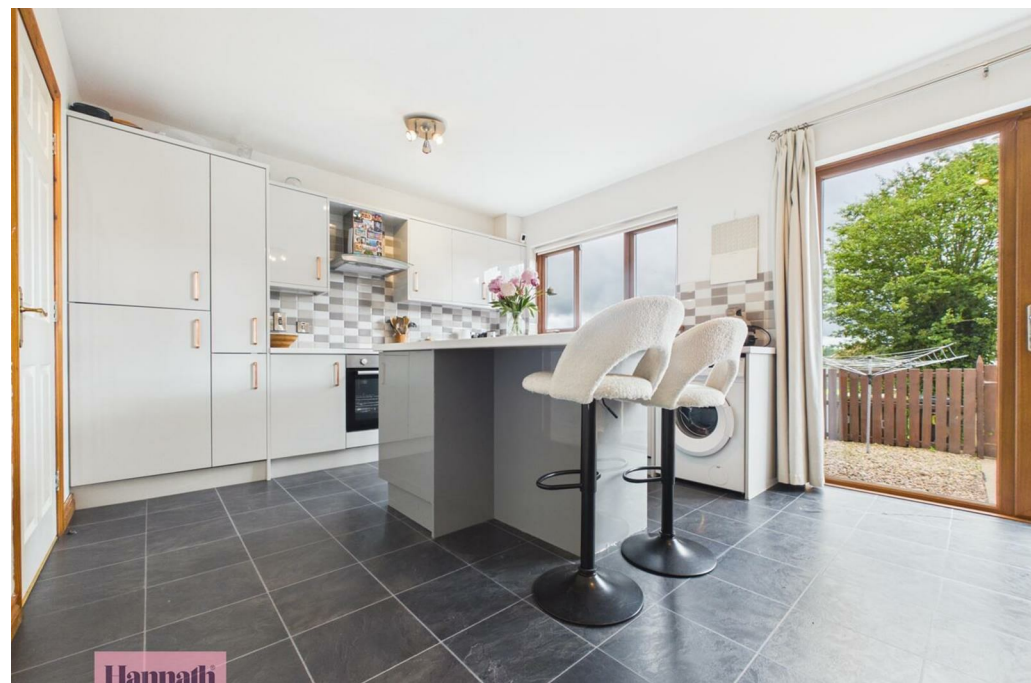
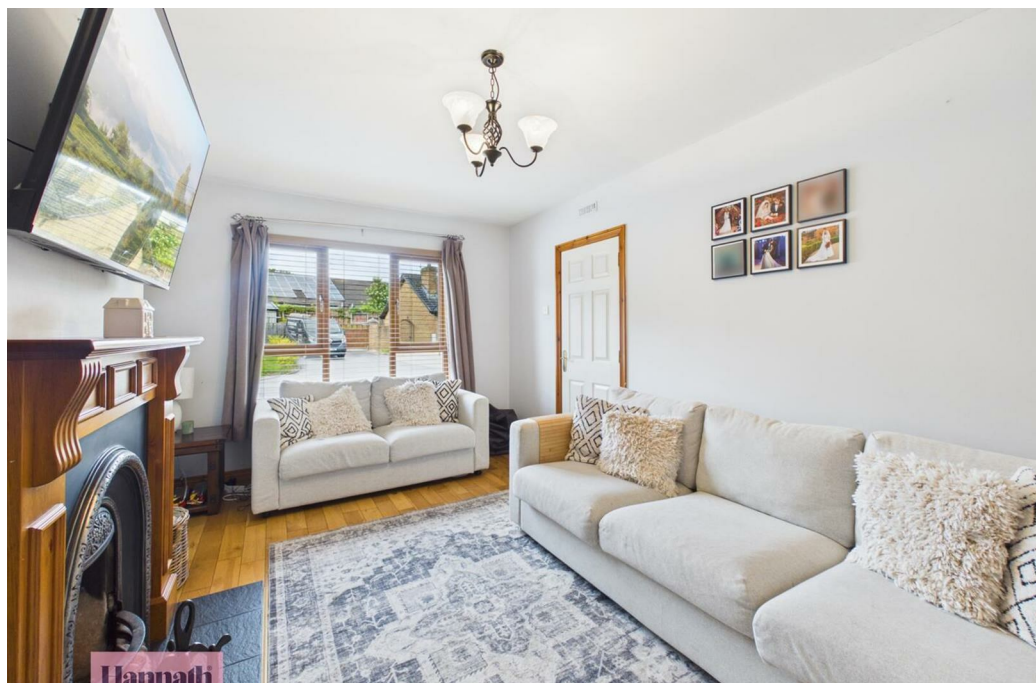
## 30 Hunters Hill Park, Gilford, Offers Over £155,000

- Three Bedroom Townhouse
- Large Lounge with Open Fireplace
- Open Plan Kitchen/Dining Area with an Array of Sleek Fitted Units, Kitchen Island & Integrated Appliances
- Master Bedroom
- Two Further Well Proportioned Bedrooms
- Fully Tiled Three Piece Family Bathroom Suite
- Fully Enclosed & Private Garden
- Off Street Parking
- Oil Fired Central Heating
- Walking Distance of all Village Amenities and a Short Driving Distance to Banbridge, Lurgan and Portadown

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	75
(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	

# 30 Hunters Hill Park, Gilford

Hannath Estate Agents are thrilled to present this impressive three-bedroom townhouse. Upon entry, you are welcomed by a cosy lounge featuring an open fireplace, which flows seamlessly into a spacious, open-plan kitchen/dining area; this heart of the home is equipped with sleek high & low fitted contemporary cabinetry, kitchen island & integrated appliances. The property further benefits from three well proportioned bedrooms & a fully tiled three piece family bathroom suite. Outside, the home boasts a fully enclosed, private rear garden.



### Hallway

14'11" x 5'11"

Entering the home, the hallway welcomes you with warm wood flooring and fresh white walls, complemented by a carpeted staircase with a wooden banister. The space feels bright and inviting.

### Lounge

14'11" x 10'4"

The lounge offers a comfortable and sociable space with natural light flooding through a front-facing window. Featuring wooden flooring and a charming fireplace with a wooden surround.

### Kitchen/Dining

11'4" x 16'8"

The kitchen/dining area is a bright, open space fitted with sleek tiled floors and a modern design. It boasts a central island with seating for casual dining, alongside plenty of storage and worktop space. Dual windows and a door opening to the garden bring in natural light and offer easy access to outdoor space.

### Landing

8'1" x 8'7"

Upstairs, the landing is carpeted and spacious, with natural light creating a calm atmosphere. It provides access to all three bedrooms and the bathroom, with wooden balustrades adding a traditional touch.

### Master Bedroom

10'6" x 9'4"

The master bedroom is a well-proportioned double room, carpeted for comfort and featuring a large window that fills the space with natural light. Neutral walls and wood-trimmed doors.

### Bedroom Two

11'3" x 9'4"

Bedroom Two is another generous double room with neutral decor

and carpet flooring. A large window allows plenty of daylight to enter, making it a bright.

### Bedroom Three

5'9" x 7'0"

Bedroom Three is currently set up as a study. It is carpeted and benefits from a window that lets in natural light.

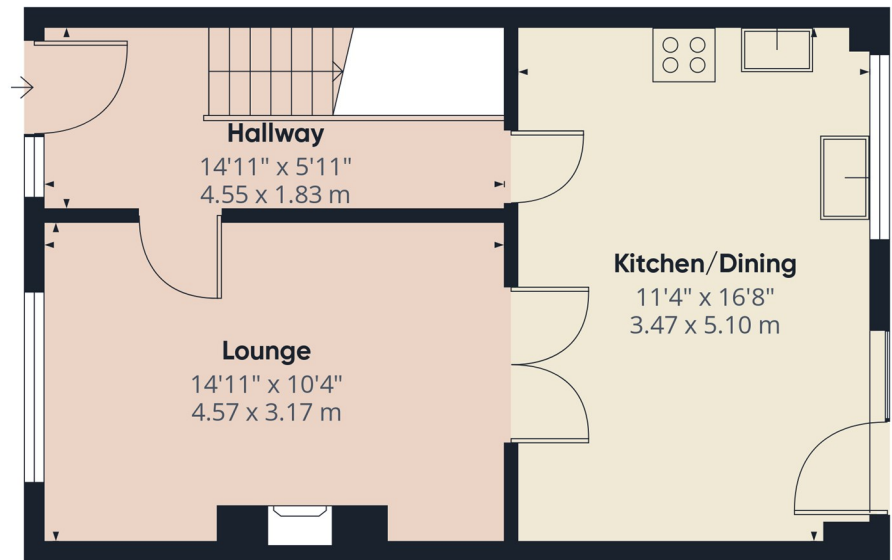
### Bathroom

8'7" x 6'11"

The bathroom has been modernised with a large walk-in shower enclosed by glass doors. It also features a sleek vanity unit with integrated basin and contemporary heated towel rail, all styled with neutral tiles and flooring for a clean, fresh look.

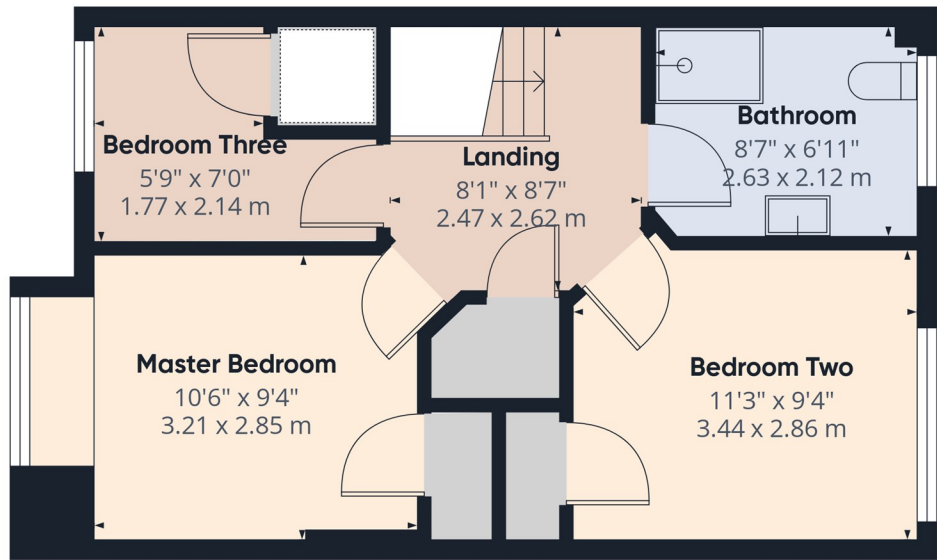
### Rear Garden

The rear garden is a low-maintenance outdoor space, mostly laid with stone. It is enclosed by a timber fence, providing privacy and security, with a gate giving access to the rear.



Ground Floor

Approximate total area<sup>(1)</sup>  
829 ft<sup>2</sup>  
77 m<sup>2</sup>



Floor 1

(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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