

## 68 Breagh Lodge, Portadown, Craigavon, BT63 5YN

£274,950

- Detached family home of approx 1700sqft
- Spacious living room with bay window and feature fireplace
- Open plan Kitchen/Dining room with an array of high and low level units
- Additional reception area/sunroom
- Downstairs W.C
- Four well proportioned bedrooms
- Modern four piece bathroom suite
- Integral garage (10'9x16'3)
- Off street parking
- Enclosed rear garden

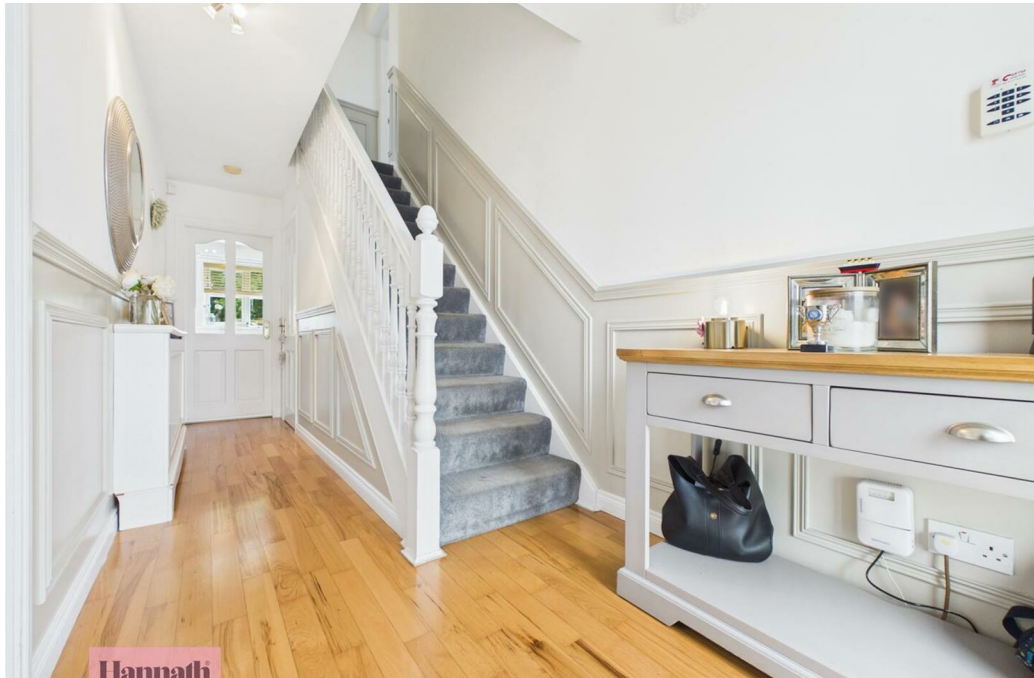
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	62
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

# 68 Breagh Lodge, Craigavon BT63 5YN

Hannath Estate Agents are delighted to welcome to the market this beautifully presented four-bedroom detached family home located within the highly sought-after Breagh Lodge development. Offering a spacious and versatile living space throughout, the property comprises four well-proportioned bedrooms including a master bedroom, a bright and spacious living room, an impressive open-plan kitchen/dining area perfect for modern family living, an additional sunroom/reception area providing extra entertaining space, a downstairs WC and a contemporary family bathroom suite.

68 Breagh Lodge offers excellent space for growing families, combining generous living space with a desirable residential setting. Conveniently located close to Portadown town centre, the property enjoys easy access to a range of local schools, shops, cafés, restaurants and everyday amenities. Craigavon Area Hospital is also within easy reach, while nearby Rushmere Shopping Centre, Omniplex Cinema Craigavon and a variety of parks and recreational facilities are just a short drive away.

In all, this property represents an excellent opportunity to acquire a superb family home in one of the area's most desirable developments, early viewing is highly recommended!



### Hallway

6'1" x 18'1"

This welcoming hallway features wooden flooring and a staircase leading to the first floor. It offers ample space and natural light, creating a bright and airy entrance to the home.

### Living Room

13'10" x 20'9"

A spacious living room accompanied by a large bay window that floods the room with natural light. The room includes a cosy feature fireplace, grey walls, and a herringbone patterned wooden floor, making it perfect for relaxing or entertaining guests.

### Kitchen

26'2" x 9'8"

This modern kitchen is both practical and stylish with a light colour palette and tiled flooring. It features ample storage with a range of high and low level units, a built-in oven and hob, and a long window above the sink providing views of the garden. The kitchen flows seamlessly into the dining room through a doubled archway, creating a wonderful and modern space for family meals and entertaining. A formal dining area with light wooden flooring and crisp white walls. It comfortably accommodates a dining table and chairs, and features double doors that open into the kitchen, ideal for hosting dinners and family gatherings.

### Sunroom

11'2" x 11'11"

The sunroom is a bright and cosy space with wooden flooring and large windows on two sides, offering lovely garden views and plenty of natural light, making it a perfect spot to unwind.

### WC

2'7" x 6'2"

A convenient downstairs WC with tiled flooring and white tiled walls with a decorative blue border. It includes a toilet and a small wash basin, ideal for guests.

### Landing

11'3" x 6'6"

This landing on the first floor connects the bedrooms and bathroom. It has neutral carpeting and provides access to all upstairs rooms.

### Master Bedroom

10'9" x 20'11"

A generous master bedroom featuring soft grey carpeting and white walls. The room has a large window allowing in plenty of natural light and offers ample space for furniture and storage. It is a peaceful retreat with a comfortable and calming atmosphere.

### Bedroom Two

20'3" x 11'2"

Bedroom Two is a large, bright room with neutral carpeting and pale walls. It has two windows which flood the room with daylight and offers plenty of space for a double bed and additional furniture.

### Bedroom Three

11'10" x 8'11"

Bedroom Three is a compact bedroom with soft grey carpeting and a window overlooking the garden. It is ideal as a child's room or a guest bedroom, offering enough space for a single or small double bed.

### Bedroom Four

8'0" x 9'9"

Bedroom Four is a smaller bedroom with grey carpeting and pale walls. It features a window that brings in good natural light and has space for a single bed or additional furniture.

### Bathroom

8'6" x 7'5"

A family bathroom fitted with both a corner bath and a separate shower cubicle. The room is fully tiled with a neutral scheme and includes a modern vanity unit with a sink, a toilet and a radiator. A tall window provides natural light and ventilation.

### Rear Garden

A paved patio area at the rear of the property, bordered by mature trees and shrubs for privacy. The space is perfect for outdoor dining and relaxation.

### Front Exterior

The front exterior showcases a well-maintained brick facade with a pitched roof and a gabled dormer above the garage. The driveway is spacious, providing ample parking and leads to an integral garage. Mature shrubs and trees add to the welcoming appearance of the property.



**Approximate total area<sup>(1)</sup>**  
1013 ft<sup>2</sup>  
94.1 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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