



12 Silverwood Green, Lurgan, Craigavon, County Armagh, BT66 6SS

Offers Over £165,000

- Four Bedroom Townhouse with Integral Garage
- Open Plan Lounge/Dining/Kitchen with an Array of High & Low Fitted Units, Integrated Appliances & Access to Balcony
- Master Bedroom with Private En-Suite
- Three Further Well Proportioned Bedrooms Split Across the Ground & Second Floor
- Three Piece Family Bathroom Suite
- Downstairs WC
- Integral Garage (9'10" x 17'11")
- Low Maintenance & Fully Enclosed Rear Garden
- Sitting Tenant Keen to Stay on - Convenient for Investors

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	48
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		

12 Silverwood Green, Craigavon BT66 6SS

Hannath Estate Agents are delighted to welcome this four bedroom 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 WC which is ideal for those with restricted mobility.

Located off Kiln Road, Lurgan.



Hallway

6'5" x 25'0"

This welcoming hallway extends the length of the ground floor, featuring a wooden floor. The stairway boasts a white banister with newel posts, leading up to the first floor. There is convenient access to a downstairs WC and a door to the garage, with doors also opening to Bedroom Four and the rest of the hallway.

Lounge/Dining Room

10'6" x 18'5"

The lounge and dining room form a spacious open-plan area on the first floor, with wood-effect flooring extending throughout. The room benefits from a central chimney breast with a hearth and a mantelpiece. Natural light fills the space from two windows and a door leading to a balcony or external area. This room connects seamlessly with the kitchen, allowing for an easy flow between social and dining spaces.

Kitchen

17'2" x 8'10"

This kitchen is roomy and practical, fitted with light wood cabinetry and ample work surfaces. The kitchen flooring contrasts with the lounge/dining area by being tiled, and there is a window. The dining area lies immediately adjacent, making it easy to entertain.

WC

2'11" x 6'10"

The downstairs WC is compact and functional, featuring a white toilet and a simple hand basin. The floor is tiled in white, complementing the teal-painted walls.

Master Bedroom

9'9" x 11'8"

The master bedroom is a cosy retreat, with a soft carpet underfoot. The room benefits from a large window filling the space with daylight, and there is a generous double bed with bedside tables either side. The room has direct access to a private en-suite shower room.

En-Suite

6'9" x 5'0"

The en-suite shower room attached to the master bedroom is compact yet practical. It features a glass shower enclosure, a toilet, and a small sink.

Bedroom Two

9'10" x 10'0"

Bedroom Two is a comfortable double room with a neutral carpet and light walls. A large window allows plenty of daylight to flood in.

Bedroom Three

6'11" x 9'1"

Bedroom Three is a smaller room, ideal as a single bedroom or study. It has a neutral carpet and simple decor with a window to one side.

Bedroom Four

10'4" x 8'10"

Bedroom Four, located on the ground floor, is a well-proportioned room with a neutral carpet and light walls. There is a window providing natural light.

Bathroom

6'10" x 8'3"

The family bathroom is fresh and functional, fitted with a white bathtub, toilet, and basin. The walls are partially tiled in white, with a window bringing in natural light.

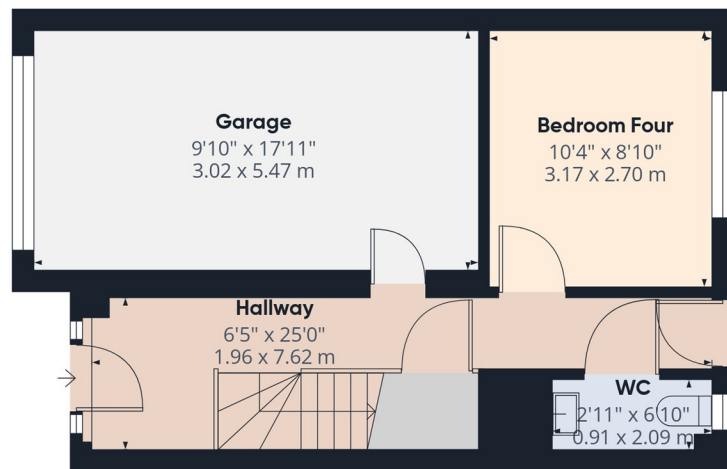
Rear Garden

The rear garden is a paved courtyard-style space, enclosed by dark wood fencing. It is neatly maintained with potted plants and garden decorations, providing a private outdoor area for relaxing or entertaining.

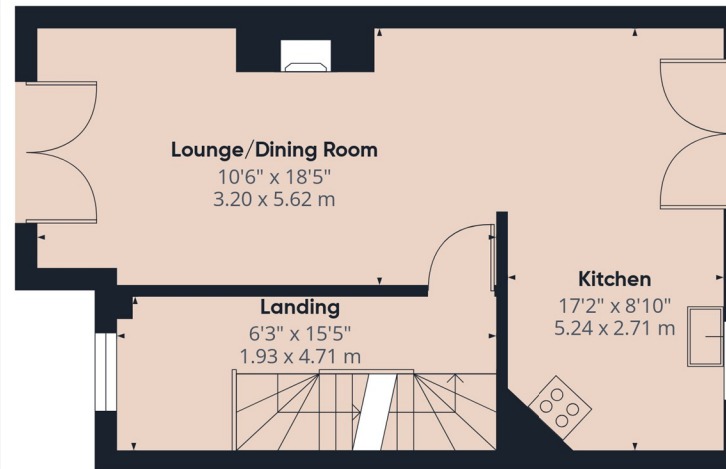
Garage

9'10" x 17'11"

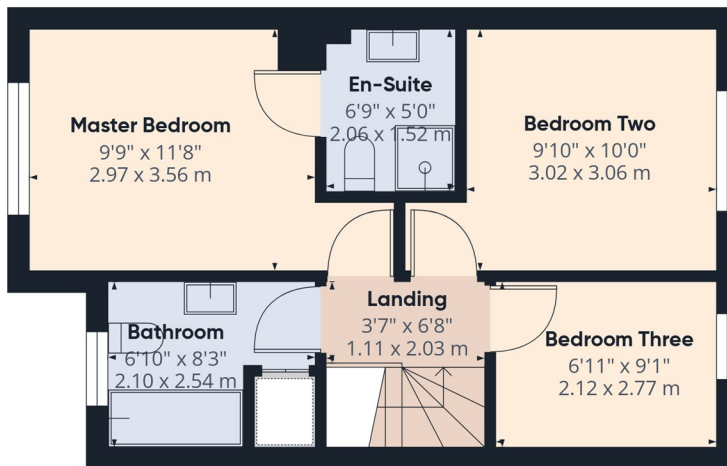
The garage is a generous size, offering ample space for parking or storage. Accessed from the hallway.



Ground Floor



Floor 1



Floor 2

Hannath®

Approximate total area⁽¹⁾

1220 ft²

113.5 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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