



25 Castle Lane Mews, Lurgan, BT67 9GE

£130,000

- Three Bedroom End Terrace Family home
- Downstairs WC
- Three Piece Family Bathroom Suite
- Lounge with an Open Fireplace
- Master Bedroom with a Private En-Suite
- Situated Near Craigavon Area Hospital, Rushmere Shopping Centre, Craigavon Omniplex, South Lake Leisure Centre, Lurgan Town Centre, Schools, Restaurants, Nightlife and Other Local Amenities as well
- Kitchen/Dining with an Array of High & Low Fitted Units
- Two Further Well Proportioned Bedrooms
- Viewing Strictly via Agent

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		

61

70

25 Castle Lane Mews, Lurgan BT67 9GE

Hannath Estate Agents are delighted to welcome to the market this beautifully presented three-bedroom end terrace home, offering bright and spacious accommodation ideal for first-time buyers, young families or investors!

The ground floor comprises a welcoming living room, a modern kitchen with an excellent range of fitted units and ample dining space, along with a convenient downstairs WC. Upstairs, the property offers three well-proportioned bedrooms, including a generous master bedroom with en-suite, while a stylish three-piece family bathroom completes the first-floor accommodation.



Living Room

13'8" x 12'6"

This welcoming living room is bright and airy, featuring a large window that fills the space with natural light. The room also includes a fireplace, adding a cosy focal point to the space.

Kitchen/Dining

10'4" x 12'0"

The kitchen/dining area is modern and practical, fitted with white cabinetry and wood-effect worktops. It benefits from ample natural light thanks to double glazed French doors that open out onto the garden, creating a pleasant flow between indoor and outdoor living. The space is finished with a tiled floor, and includes integrated appliances.

WC

6'10" x 3'1"

The ground floor WC is simply designed with a practical layout. It is fitted with a pedestal sink and a toilet, featuring easy-clean tiled flooring and a round mirror above the basin.

Master Bedroom

10'4" x 8'10"

The master bedroom offers a comfortable double space with a window that looks out over the garden. It includes an en-suite shower room for added convenience.

En-Suite

3'3" x 7'8"

The en-suite is fitted with a shower enclosure, a basin set into a vanity unit, and a toilet. The walls are tiled around the shower area.

Bedroom Two

10'1" x 8'9"

Bedroom Two is a generously sized room with natural light pouring in through its window.

Bedroom Three

6'6" x 6'5"

Bedroom Three is a smaller room, ideal as a single bedroom or a study space. It features a window that lets in natural light and a simple.

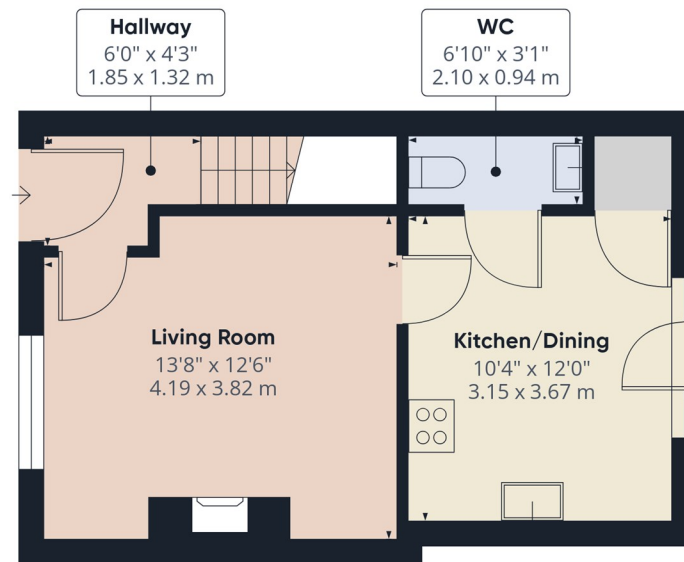
Bathroom

5'7" x 6'4"

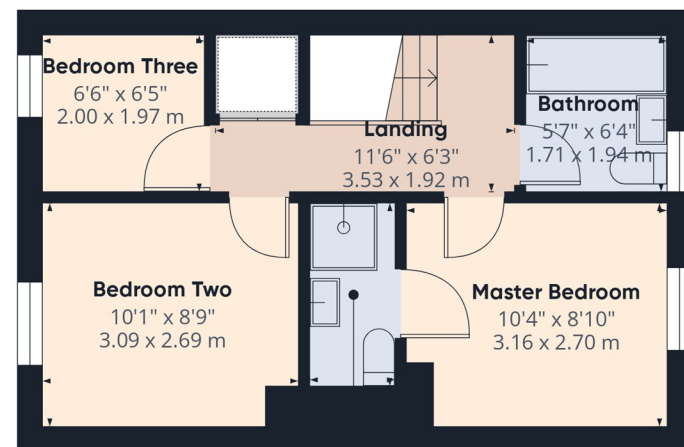
The family bathroom is fitted with a modern white suite, including a bath with overhead shower, a basin set into a vanity unit, and a close-coupled toilet. The walls are tiled around the bath area and the space is brightened by a frosted window that provides natural light while maintaining privacy.

Rear Garden

The rear garden is a generous, enclosed green space with a lawn that is bordered by mature shrubs and fencing, providing privacy and a peaceful outdoor area.



Ground Floor



En-Suite
3'2" x 7'4"
0.98 x 2.24 m

Floor 1



Hannath®

Approximate total area⁽¹⁾

689 ft²

64 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.

GIRAFFE360