



208a The Hollows

Lurgan, Craigavon, BT66 7FU

Jones Estate Agents are delighted to introduce onto the market this superb four bedroom detached property in this highly sought after new build development off the desirable Gilford Road in Lurgan. Town centre and a range of local schools within walking distance. Also convenient for access to local train station and M1 motorway links. This bright and modern home is the popular Beckett house type from Hilmark Homes, boasting a quality finish throughout. Offering well appointed living accommodation which comprises four bedrooms, master with ensuite, and spacious living room with multi fuel stove, large kitchen/dining/living space, ground floor WC and family bathroom. The fully enclosed rear is fully paved with a raised patio and decorative raised shrub beds. An ideal low maintenance rear for busy families and the all important summer entertaining!

Well presented throughout, this is quite simply a great family home with today's modern living in mind. Viewing strongly recommended by the selling agent to fully appreciate all this home has to offer.

Asking price £219,950

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- Four Bedrooms, master with ensuite
- Ground floor WC
- Tarmac Driveway
- Spacious Living Room with Multi Fuel Stove
- Modern first floor family Bathroom
- Gas Central Heating
- Modern open plan kitchen/dining/living
- Enclosed Rear Garden, fully paved
- PVC double glazed windows throughout

Entrance Hall

Ground Floor WC

Lounge

15' x 12'4 (4.57m x 3.76m)

Kitchen/Living

21'8 x 18'5 (deepest points) (6.60m x 5.61m (deepest points))

Utility

8'6 x 5'3 (2.59m x 1.60m)

Landing

Master Bedroom

11'3 x 11' (3.43m x 3.35m)

Ensuite

Bedroom 2

10'3 x 9'9 (3.12m x 2.97m)

Bedroom 3

9'9 x 8'10 (2.97m x 2.69m)

Bedroom 4

8'6 x 7'11 (2.59m x 2.41m)

Bathroom

12'4 x 6'5 (3.76m x 1.96m)

Outside



[Directions](#)





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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