



## 54 Gilford Road Lurgan, Craigavon, BT66 7EA

Jones Estate Agents are delighted to introduce onto the market this four bedroom detached home on the sought after Gilford Road of Lurgan. Town centre and a range of local schools within walking distance, making this an attractive option for families.

At the heart of this home is a bright open plan kitchen/dining with vaulted ceiling which flows through to a sunroom overlooking an enviable rear garden and brick paved patio. Boasting an attractive multi fuel stove on reclaimed brick hearth, this is a fabulous room for families to gather all year round.

A well presented home with a blend of contemporary and traditional features. Viewing highly recommended to fully appreciate all this home has to offer.

**£249,950**

# 54 Gilford Road

Lurgan, Craigavon, BT66 7EA



- Generous detached family home on the sought after Gilford Road
- Bright open plan kitchen/dining flowing through to sun room
- Envious private rear garden comprising covered brick patio, lawn and generous timber garden room
- Four bedrooms, including ground floor with WC
- Utility Room
- Three reception rooms including living room, snug and sun room
- First floor family bathroom

## Entrance Hall

## Living Room

15' x 9'9 (deepest point)

## Snug

9'11 x 8'8 (deepest point)

## Ground Floor Bedroom

14'9 x 8'10 (deepest point)

## Kitchen/Dining/Sunroom

24'4 x 25'8 (deepest points)

## Utility Room

9'7 x 7'2

## Landing

## Bedroom 2

11'9 x 9'9

## Bedroom 3

12'10 x 8'4

## Bedroom 4

11' x 8'4

## Bathroom

9'10 x 7'2

## Outside:

## Garden Room

17'9 x 11'11



[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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	