

## 4 Lakeview Meadow

Lurgan, Craigavon, BT66 7XD

A modern three bedroom semi detached property in this exclusive development of Lakeview Meadow, off the sought after Gilford Road on the periphery of Lurgan. This home offers a peaceful country surrounding, yet still convenient to the town of Lurgan and a range of schools.

Offering well appointed, modern accommodation, this home will meet the needs of a variety of discerning viewers. The enviable back garden with generous lawn especially will be an attractive feature for families. Early viewing strongly recommended.

**Offers in the region of £169,950**

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- Modern three bedroom semi detached in exclusive development
- Spacious kitchen with integrated appliances
- First floor family bathroom
- Master bedroom with ensuite and walk in wardrobe
- Utility Room
- Superb fully enclosed rear garden
- Living room with multi fuel stove
- Ground floor WC
- Oil fired central heating

## Entrance Hall

## Living Rom

14'9 x 10'10 (4.50m x 3.30m)

## Ground Floor WC

## Kitchen

14'6 x 11'10 (4.42m x 3.61m)

## Utility

9'10 x 5'9 (3.00m x 1.75m)

## Landing

## Bedroom 1

11'11 x 10 (3.63m x 3.05m)

## Ensuite

## Bedroom 2

9'10 x 9'9 (3.00m x 2.97m)

## Bedroom 3

9'10 x 7'11 (3.00m x 2.41m)

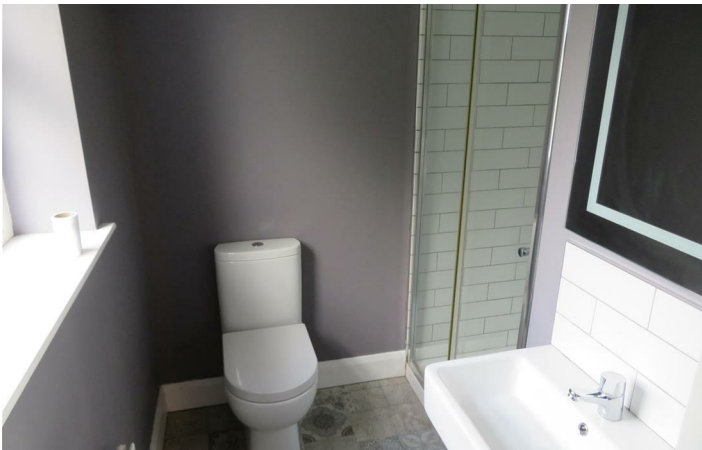
## Bathroom

9'2 x 5'9 (2.79m x 1.75m)

## 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.

32 High Street, Lurgan, Armagh, BT66 8AW  
Tel: 028 3832 2244 Email: [info@jonesestateagents.com](mailto:info@jonesestateagents.com) [www.jonesestateagents.com](http://www.jonesestateagents.com)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		85	85
(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 