

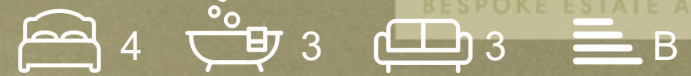
# MARC FEGAN

BESPOKE ESTATE AGENT



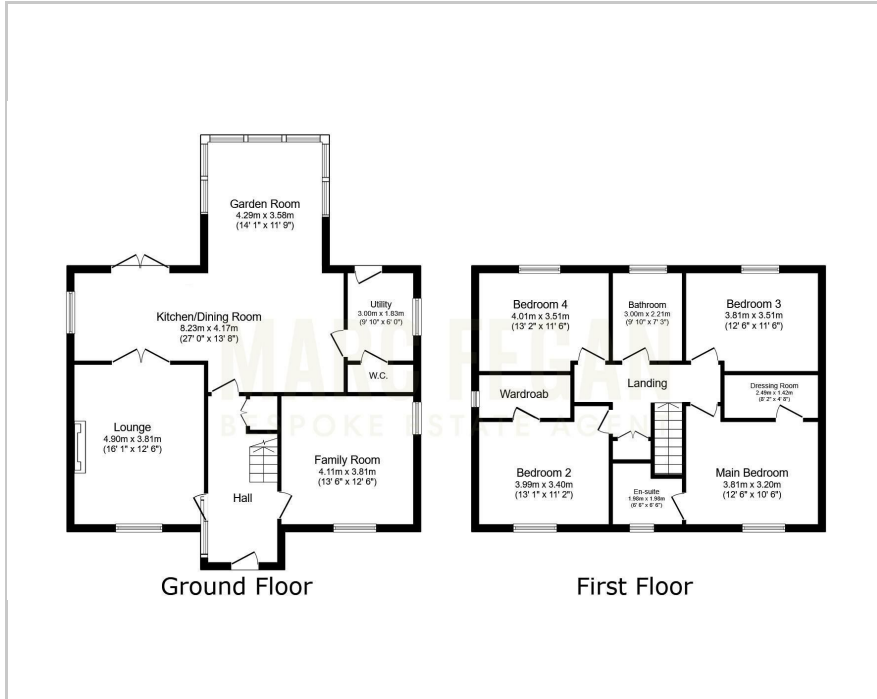
56 Carbet Road, Craigavon, BT63 5RJ  
Offers over £350,000

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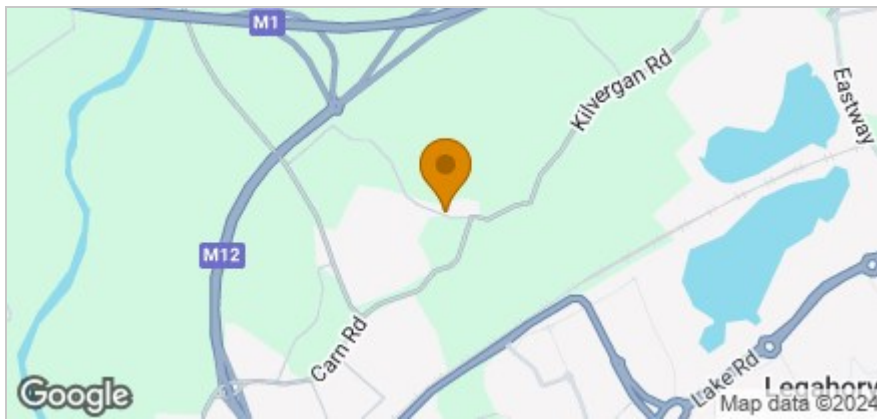




## Floor Plan



## Area Map



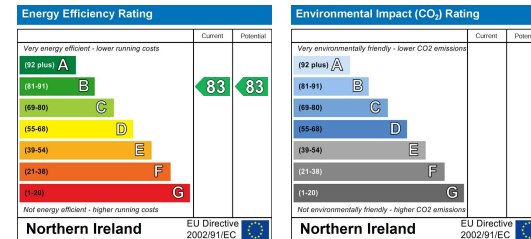
## Accommodation

- Exquisite Detached Family Residence Built in 2021
- Jaw Dropping Open Plan Kitchen, Dining, Living Area With Feature Sliding Door to Rear Garden & Automatic Blinds
- Lounge With Feature Wood Burning Stove
- Family Room, Utility Room & Downstairs WC
- Four Spacious Double Bedrooms - Master Dressing Room With Built in Units - Provision for 2nd En-Suite in Bedroom Two (currently walk-in wardrobe)
- Luxury Four Piece Family Bathroom Suite & Master Bedroom En-suite
- Detached Double Garage With Light, Power & Roller Door
- Spacious Gardens & Driveway - Rear Garden Sun Trap
- Alarm & CCTV Installed
- Oil Fired Central Heating & Double Glazed Windows

## Viewing

Please contact our Marc Fegan Bespoke Estate Agent Office on 02838894608 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.