

299 Belvedere Manor

Lurgan, Craigavon, BT67 9NZ

Jones Estate Agents are delighted to introduce onto the market this generous four bedroom detached property in the popular Belvedere Manor residential development in Lurgan. Lurgan town centre within walking distance and also conveniently located for ease of access to the M1 motorway, Lurgan train station and Rushmere Shopping Centre.

This family home offers well appointed accommodation, boasting two reception rooms and four good bedrooms, but the enviable open plan extended kitchen/family room at the heart of the home is what sets this property apart from the rest. With a multi fuel stove, making this an ideal all year round entertaining space.

In great order throughout, this home will meet the needs of any growing family. Viewing comes highly recommended to fully appreciate all it has to offer.

Asking price £239,950

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- Generous four bedroom detached home in popular residential development
- Envious open plan kitchen/family room with bi folding doors opening onto decking
- First floor family bathroom
- Oil fired central heating
- Master bedroom with ensuite
- Utility Room
- Oak internal doors
- Two reception rooms
- Ground floor WC
- uPVC double glazed windows throughout

Entrance Hall

Lounge

16'11 x 12'8 (deepest points) (5.16m x 3.86m (deepest points))

Living Room

12'3 x 10 (3.73m x 3.05m)

Ground Floor WC

Kitchen/Dining/Living

30'10 x 19'3 (9.40m x 5.87m)

Utility Room

10' x 4'7 (3.05m x 1.40m)

Landing

Bedroom 1

18'11 x 10 (deepest points) (5.77m x 3.05m (deepest points))

Ensuite

9'11 x 5'5 (3.02m x 1.65m)

Bedroom 2

12'1 x 12 (deepest points) (3.68m x 3.66m (deepest points))

Bedroom 3

12'2 x 9'9 (3.71m x 2.97m)

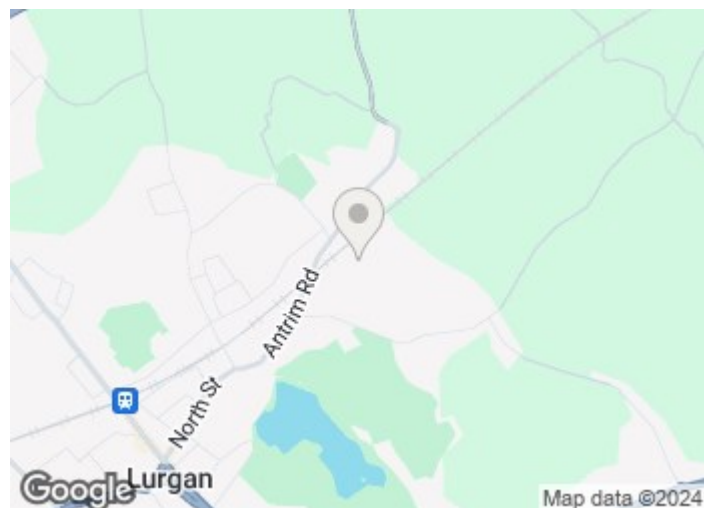
Bedroom 4

9'7 x 8'6 (2.92m x 2.59m)

Bathroom

7'5 x 6'3 (2.26m x 1.91m)

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 firms 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			
(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 