



**Spacious 4/5 Bedroom Property
Offering Flexible Family Accommodation
Attractive Solid Oak Kitchen With Built In Appliances
On A Site Of Around 0.9 Acres
Located In A Very Rural Location Close To Loughgall**



15 Castleraw Road, Loughgall, Co Armagh BT61 8PT

- Entrance hall with feature staircase
- Lounge with maple fireplace
- Dining room with patio doors
- Conservatory
- Solid oak shaker style kitchen with built-in appliances
- Utility room & downstairs w.c
- Master bedroom with ensuite & dressing room
- Four other bedrooms
- Bathroom (downstairs)
- Shower room (upstairs)
- Pvc double glazed windows
- Oil fired central heating (underfloor downstairs)
- Double garage
- Gardens laid in lawn

PRICE GUIDE £350,000

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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Located In A Very Rural Location Close To Loughgall

Located in the heart of the rolling countryside of County Armagh, this fine property enjoys a peaceful rural setting surrounded by open fields and scenic views stretching into the distance. Tucked away along a country lane just around two miles from Loughgall Village, the property offers the perfect balance of countryside living with convenient access to Loughgall village, the M1 motorway, Armagh & Portadown - ideal for anyone seeking privacy and tranquillity.

The home provides excellent family accommodation, offering four to five bedrooms depending on individual needs. The spacious master bedroom benefits from its own en-suite and a walk-in wardrobe/dressing room.

Upstairs, two large rooms offer flexible living options and would be ideal as a home office, study area, playroom, or additional bedrooms. These rooms are conveniently served by a modern upstairs shower room, making the layout especially suitable for families or those working from home.

Set on just under one acre, the property is surrounded by mature gardens laid mainly in lawn, complemented by an established shrub bed to the front, and a large patio at the rear, providing an attractive and private outdoor space.

Entrance Hall

20' 6" x 6' 9" (6.25m x 2.06m) Panelled front door, solid oak floor, feature open tread pitch pine staircase

Lounge

15' 7" x 13' 8" (4.75m x 4.17m) Contemporary maple fireplace with granite inset and electric fire, solid oak floor, glazed double doors to dining room

Dining Room

13' 9" x 11' 8" (4.19m x 3.56m) Solid oak floor, patio doors to side, patio doors to conservatory

Conservatory

16' 7" x 12' 8" (5.05m x 3.86m) 16' 7" x 12' 8" (5.05m x 3.86m) PVC double glazed, solid oak floor, patio doors to rear patio

Kitchen

16' 3" x 11' 8" (4.95m x 3.56m) Attractive solid oak shaker style kitchen with high & low level units, built-in oven, hob, extractor fan, dishwasher, fridge, freezer, stainless steel double sink, partially tiled walls, tiled floor, dining area

Utility Room

8' 4" x 6' 10" (2.54m x 2.08m) Oak shaker style high level units, broom cupboard, Belfast sink, plumbed for washing machine, partially tiled walls, tiled floor

W.c

6' 9" x 2' 10" (2.06m x 0.86m) W.c, wash hand basin, tiled floor

Bedroom 1

13' 8" x 11' 5" (4.17m x 3.48m) Door to dressing room

En-suite

7' 10" x 4' 4" (2.39m x 1.32m) White suite comprising large walk-in shower, wash hand basin with vanity unit, w.c., partially tiled walls, tiled floor

Dressing Room

11' 6" x 9' 9" (3.51m x 2.97m) Built-in units comprising wardrobes, drawers and dressing table

Bedroom 2

11' 9" x 11' 2" (3.58m x 3.40m)

Bedroom 3

11' 8" x 11' 6" (3.56m x 3.51m)

Bathroom

11' 9" x 6' 9" (3.58m x 2.06m) White suite comprising panelled bath, wash hand basin with vanity unit, w.c., corner shower cubicle, partially tiled walls, tiled floor

1st Floor Landing

12' 4" x 9' 4" (3.76m x 2.84m) Built-in shelves, 2 built-in cupboards

Bedroom 4

13' 8" x 12' 6" (4.17m x 3.81m)

Study/Bedroom 5

17' 7" x 12' 3" (5.36m x 3.73m)

Shower Room

12' 0" x 5' 8" (3.66m x 1.73m) White suite comprising corner shower cubicle, wash hand basin, w.c., fully tiled walls, tiled floor

Outside

Fence at front, stoned drive and parking area, gardens laid in lawn.

Patio area at rear.

Views over rolling countryside at front

Detached double garage

20' 10" x 19' 4" (6.35m x 5.89m) Insulated roller door, floored roofspace

