



**A Rare Opportunity to Acquire a Beautifully Presented Home
Superbly Presented Four Bedroom House
In Excellent Decorative Order
Light Grey Kitchen With Granite Work Surfaces
Well Kept Gardens At Front & Rear**



34 Lynden Gate, Portadown, Co Armagh BT63 5YH

- Entrance hall
- Lounge with attractive fireplace
- Family room
- Kitchen with built in appliances
- Dining room with patio doors
- Utility room & downstairs w.c
- Four bedrooms (master with en-suite)
- Bathroom with white suite
- Pvc double glazed windows
- Oil fired heating
- Detached garage
- Well kept gardens

PRICE GUIDE £330,000

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



A Rare Opportunity to Acquire a Beautifully Presented Home

Situated on a gently elevated site within the highly regarded Lynden Gate development, just off the Ballyhannon Road, No. 34 presents a rare opportunity to purchase a well cared-for property. This attractive brick-finished residence includes a detached double garage and offers exceptional kerb appeal.

Upon entering, you're greeted by a welcoming and stylish interior. The home is thoughtfully decorated throughout creating a warm and contemporary atmosphere.

The light grey kitchen, complete with elegant granite worktops, opens through an archway into the dining room—both enjoying views over the beautifully landscaped rear garden. A generous brick-paved patio adds to the charm, providing the perfect space for outdoor dining and relaxation.

To fully appreciate the quality, setting, and lifestyle this home offers, a personal viewing is essential.

Entrance Hall

15' 2" x 7' 4" (4.62m x 2.24m) Panelled front door, tiled floor, cloaks cupboard

Lounge

14' 8" x 12' 7" (4.47m x 3.84m) Attractive fireplace with cast iron, tiled inset, tiled hearth, laminate floor

Family Room

18' 8" x 10' 8" (5.69m x 3.25m)

Kitchen

14' 10" x 11' 7" (4.52m x 3.53m) Light grey coloured kitchen with high & low level units, built-in oven, hob, extractor fan, dishwasher, fridge, freezer, granite worktops under mounted, 1 1/2 bowl stainless steel sink with waste disposal unit, peninsula breakfast bar, dresser with 2 display doors, partially tiled walls, Amtico flooring, arch to dining room

Dining Room

17' 9" x 10' 0" (5.41m x 3.05m) Amtico floor, patio doors

Utility Room

7' 9" x 5' 9" (2.36m x 1.75m) High & low level units, stainless steel sink, washing machine, partially tiled walls, Amtico floor

W.C.

5' 9" x 3' 5" (1.75m x 1.04m) White suite comprising w.c., wash-hand basin with vanity unit, Amtico floor

1st Floor Landing

13' 5" x 9' 3" (4.09m x 2.82m) Hotpress

Bedroom 1

14' 9" x 12' 6" (4.50m x 3.81m)

En-Suite

7' 3" x 6' 2" (2.21m x 1.88m) Modern white suite comprising large walk-in shower, wash-hand basin with vanity unit, w.c., fully tiled walls, tiled floor

Bedroom 2

12' 6" x 11' 7" (3.81m x 3.53m)

Bedroom 3

14' 9" x 10' 9" (4.50m x 3.28m)

Bedroom 4

11' 9" x 10' 5" (3.58m x 3.17m)

Bathroom

8' 0" x 7' 7" (2.44m x 2.31m) White suite comprising wash-hand basin, w.c., corner shower cubicle, fully tiled walls, tiled floor

Outside

Front Garden laid in lawn with shrub beds

Enclosed, landscaped rear garden with brick paved patio area, curved raised bed, brick paved path leading to lawn and shrub bed planted with shrubs and trees

Garage

18' 0" x 14' 5" (5.49m x 4.39m) Roller door

