

21 Georges Island Road, Aghalee, Craigavon, BT67 0DW

Offers Over £425,000

- Four Bedroom Detached Family Home with Sun Lounge & Large Integral Garage
- Open Plan Kitchen/Dining/Sun Lounge with an Array of Sleek Fitted Units and Integrated Appliances
- Master Bedroom with Private Fully Tiled En-Suite
- Viewing Strictly via Agent
- 0.5 Acre Plot with Mature Trees & Countryside Views
- Living/Dining Area Featuring Open Fireplace and Access to Garden Patio Area
- Three Further Well Proportioned Double Bedrooms
- Lounge Featuring a Wood Burning Stove
- Utility & Downstairs WC
- Four Piece Family Bathroom Suite

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	63
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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Hannath Estate Agents are proud to present this exceptional four-bedroom detached residence with a large integral garage and sun lounge, perfectly positioned on a generous half-acre plot.

The ground floor invites you into a welcoming lounge featuring a wood-burning stove, leading through to a bright living/dining area with a feature open fireplace and seamless patio access. The heart of the home is undoubtedly the expansive, open-plan kitchen, dining, and sun lounge area. Finished with sleek, contemporary cabinetry and premium integrated appliances, it flows effortlessly to meet your daily needs, supported by a practical utility room and downstairs WC.

Upstairs, the accommodation continues to impress. The master suite has its own fully tiled, private en-suite, there are three additional well-proportioned double bedrooms which are complemented by a luxurious four-piece family bathroom.

Outside, the property truly comes into its own. Surrounded by mature trees and boasting sweeping countryside views, the expansive garden offers a private sanctuary that feels a world away from the bustle of daily life.



Hallway

19'11" x 11'0"

The spacious hallway welcomes you with its elegant oak flooring and a central staircase leading to the first floor. It is decorated with stylish wallpaper and features classic wooden doors that open into the main reception areas.

Living Room and Dining Room

12'1" x 16'3" and 12'1" x 16'4"

This impressive open-plan living and dining room features deep teal walls complemented by light wood flooring and large windows filling the space with natural light. The sitting area centres around a traditional fireplace with a mantelpiece, creating a focal point.

Lounge

11'9" x 15'11"

A cosy sitting room with neutral walls and two windows overlooks the front garden. It features a wood burning stove with a mantelpiece.

Kitchen/Dining/Sun Lounge

8'5" x 10'7"

The kitchen is bright and welcoming with white cabinetry, integrated appliances & an island. The kitchen opens onto a charming sun lounge with panoramic windows and a door leading out to the garden patio, perfect for enjoying countryside views.

Utility Room

6'8" x 4'6"

The utility room is neatly fitted with a washing machine and offers additional storage.

WC

4'11" x 4'6"

The ground floor WC is finished with a classic pedestal basin and WC.

Landing

11'0" x 19'9"

The landing upstairs is generously sized with wood flooring matching the hallway below. It is bright and airy, with windows filling the space with daylight and providing views of the surrounding countryside. This area offers room for a desk, currently used as a study space.

Master Bedroom

11'5" x 14'7"

The master bedroom is a comfortable and bright room with wooden floors and large windows overlooking the countryside. It offers ample space and includes an en-suite shower room for privacy and convenience.

En-Suite

4'0" x 10'3"

The fully tiled en-suite bathroom features a modern shower cubicle, a pedestal basin, and a WC.

Bedroom Two

15'10" x 11'11"

Bedroom Two is a bright and airy room with large windows, light wooden flooring, and a fresh, neutral décor.

Bedroom Three

15'10" x 11'10"

Bedroom Three offers a charming space with wooden floors, neutral walls, and two windows providing good daylight.

Bedroom Four

15'10" x 8'11"

Bedroom Four has two windows that fill the space with light.

Bathroom

6'6" x 8'5"

The family bathroom combines classic and contemporary styles with patterned floor tiles, a freestanding bath, a separate shower cubicle, sink & toilet. The walls are finished with elegant blue panelling and the room is brightened by a window.

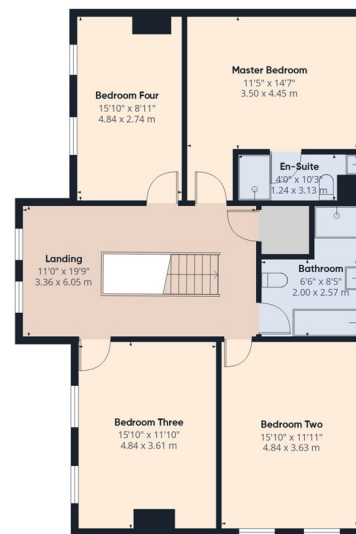
Rear Garden

15'1" x 13'4"

The garden features a spacious patio area covered by a canopy, ideal for outdoor dining and relaxation. Beyond this, the grounds extend into mature trees, natural woodland & countryside views.



Ground Floor



Floor 1



Approximate total area⁽¹⁾

2672 ft²
248.2 m²

Balconies and terraces

201 ft²
18.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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