



**Marc Fegan**

Bespoke Estate Agency

# 1 Raughlin Court

Lurgan, Craigavon, BT66 6TG

**Offers over £264,950**



Marc Fegan Bespoke Estate Agency is delighted to present Number 1 Raughlin Court, located in the highly sought-after area of Derrymacash. Detached family homes in this location are consistently in high demand and rarely remain on the market for long, making this an excellent opportunity for buyers seeking a quality home in a prime residential setting.

This well-proportioned four-bedroom detached property offers spacious and flexible accommodation, ideally suited to modern family living. The ground floor comprises a bright and spacious living room with wooden flooring and a feature open fireplace, along with an additional reception room that works perfectly as a family room or dining space. The modern kitchen diner is fitted with integrated appliances, a feature island and breakfast bar, tiled flooring and a generous dining area with double doors opening into the adjoining reception room. A stud wall has been erected between these spaces and can be easily reopened to create a more open-plan layout if desired. A separate utility room and downstairs toilet complete the ground floor accommodation.

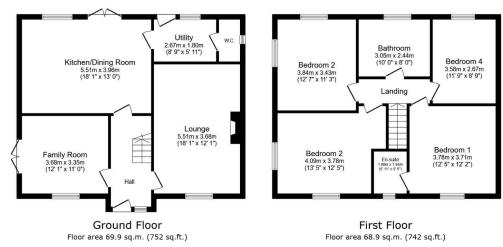
Upstairs, the property offers four well-sized double bedrooms. The primary bedroom benefits from a modern three-piece en-suite fitted within the last few years, while the family bathroom is a contemporary four-piece suite. Externally, the rear garden is a real highlight, offering a generous lawn and patio area that acts as a sun trap, ideal for relaxing or entertaining. Additional features include oil-fired central heating, PVC



## Area Map



## Floor Plans

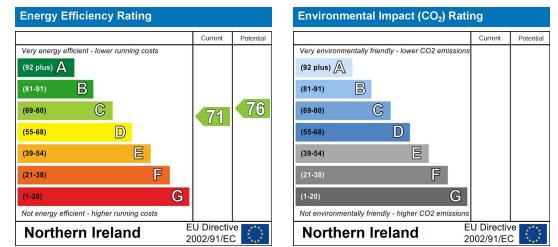


Ground Floor: Floor area 69.9 sq.m. (752 sq.ft.)

First Floor: Floor area 68.9 sq.m. (742 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), descriptions and illustrations are approximate. No details or guarantees, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or inaccuracy. A copy of these details can be provided on request. For more information, please visit [www.landmark.ie](http://www.landmark.ie).

## 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.