



15 Armagh Road

, Newtownhamilton, BT35 0EU

**Offers Over £259,950**





# 15 Armagh Road, Newtownhamilton, BT35 0EU

Here is a well-maintained three-bedroom, two-bathroom detached bungalow, located just outside Newtownhamilton in the heart of County Armagh. Enjoying a peaceful rural setting, the property offers the perfect balance of countryside living with the convenience of nearby amenities, located less than half an hour from Newry and Armagh.

Internally, the bungalow offers a spacious and well-laid-out interior, featuring a bright reception room with a feature fireplace, a fully fitted kitchen with dining area, and three generously sized bedrooms, including a master with en-suite. The main family bathroom is well-appointed and finished to a high standard. The property also consists of oil-fired central heating and double-glazed windows.

Externally, the property sits on a generous site with a large, well-kept garden to the front. To the rear, there is a substantial garage and a separate storage shed, offering excellent additional space for vehicles and hobbies. A private driveway provides ample off-street parking.

This is a fantastic opportunity to acquire a spacious and comfortable home in a highly sought-after rural location. Ideal for families, retirees, or anyone seeking a quieter lifestyle with room to grow, this property must be viewed to be fully appreciated.



### Entrance Hall

9'10" x 6'10" (3 x 2.1)  
Porcelain tiled floor

### Hallway

14'9" x 2'7" (4.5 x 0.8)  
Porcelain tiled floor

### Living Room

15'1" x 12'1" (4.6 x 3.7)  
Laminate Wood Flooring  
Feature Open Fireplace



### Kitchen/Dining

20'4" x 10'5" (6.2 x 3.2)  
Porcelain Tiled Floor  
Wood Burning Stove  
Integrated Fridge-Freezer  
Undercounter Double Oven  
4 Ring Ceramic Hob  
Stainless Steel Cooker Hood  
Integrated Dishwasher



### Utility Room

10'9" x 8'2" (3.3 x 2.5)  
Porcelain Tiled Floor  
High & Low Level Units  
Plumbed for Washing Machine and Tumble Dryer  
Single Stainless Steel Sink & Drainer

### Bedroom 1

11'5" x 8'10" (3.5 x 2.7)  
Semi Solid Wood Flooring

### Bedroom 2

10'2" x 14'1" (3.1 x 4.3)  
Semi Solid Wood Flooring

### Bedroom 3

10'9" x 12'1" (3.3 x 3.7)  
Semi Solid Wood Flooring

### Bedroom 3 Ensuite

3'3" x 8'10" (1 x 2.7)  
Red Ring Electric Shower  
Pedestal Wash Hand basin  
W/C  
Lino Flooring

### Bathroom

7'2" x 7'10" (2.2 x 2.4)  
3 Piece Suite includes  
Corner Bathtub with  
Triton Electric Shower,  
Pedestal Wash Hand Basin and W/C  
Tiled Floor  
Part Tiled Wall  
Pedestal Wash Hand Basin

### Detached Garage

23'3" x 18'0" (7.1 x 5.5)  
Carpet Floor  
Suitable for Various Uses  
Sliding Glass Door

### Storage Shed

20'4" x 12'1" (6.2 x 3.7)  
Concrete Floor

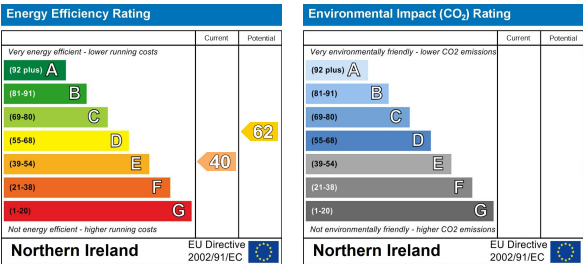
### External

Electric Gates  
Septic tank on site  
C. 0.4 Acres

## Area Map



## Energy Efficiency Graph



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