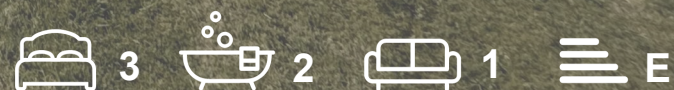




15 Armagh Road

, 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

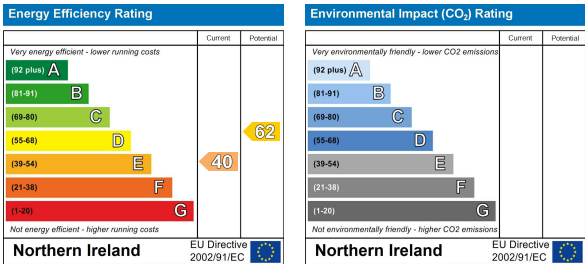
External

Electric Gates
Septic tank on site
C. 0.4 Acres

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.