



27 Armagh Road  
, Newtownhamilton, BT35 0EU

**Asking Price £199,950**





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This delightful detached bungalow is 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 house has been priced for modernisation and briefly comprises : living / dining room, kitchen, sun room and three bedrooms and bathroom. Externally the property enjoys large private garden in lawns.

It is only upon full inspection that one will appreciate the potential this home has and we have no hesitation in recommending immediate viewing.



**Entrance Porch**  
4'7" x 3'7" (1.4m x 1.1m)  
uPVC & glazed front door to,

shower and tray,  
ceramic tiled walls and flooring.

**Living / Dining Room**  
12'9" x 18'8" (3.9m x 5.7m)  
Laminate wood flooring and feature fireplace.

**Bedroom 2**  
8'10" x 15'1" (2.7m x 4.6m)  
Lino flooring.

**Bedroom 3**  
9'6" x 11'9" (2.9m x 3.6m)  
Lino flooring.

**Kitchen**  
6'2" x 10'9" (1.9m x 3.3m)

**Sun Room**  
9'6" x 13'5" (2.9m x 4.1m)

**Bedroom 1**  
8'10" x 9'10" (2.7m x 3.0m)  
Lino flooring.

**External**  
Ample additional parking, well tended, mature gardens in lawns - all of which extend to approximately 1/2 acre site.

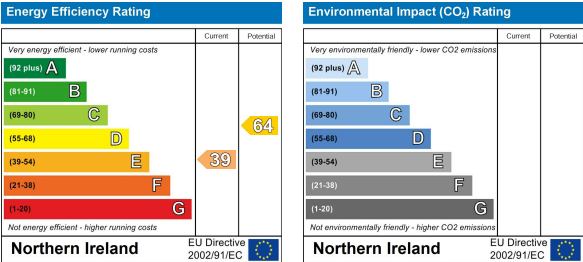
**Bathroom**  
8'6" x 8'6" (2.6m x 2.6m)  
White bathroom suite, pedestal wash hand basin, low flush WC, heated towel rail, electric



Area Map



Energy Efficiency Graph



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