



For Sale

3 Bedroom Detached Bungalow
2 Ard Ri Gardens, Armagh, BT60 4BS

**Riddell
McKibbin**

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SUMMARY

- 3 Bedroom detached bungalow
- Benefits from OFCH & double glazing
- Convenient location close to amenities
- Guide Price £130,000

LOCATION & DESCRIPTION

The subject property is situated within Ard Ri Gardens which is located just off Mullacreevie Park and within walking distance of Armagh City Centre. There are a range of amenities close by such as shops, schools, churches and leisure facilities.

This detached bungalow comprises of 3 no. bedrooms, a family bathroom, a living room complete with fireplace and a spacious kitchen / dining area with a range of high and low level units. The kitchen / dining area has a door leading into the rear garden. The property also benefits from oil fired central heating, double glazed windows and doors, off street parking and gardens to the rear.

ACCOMMODATION

All areas are approximate.

Description	Measurement (At Widest Point)
Kitchen / Dining Area	5.54m x 3.35m
Living Room	4.70m x 3.36m
Bedroom 1 (front)	3.30m x 3.22m
Bedroom 2 (middle)	3.90m x 2.60m
Bedroom 3 (rear)	3.90m x 3.39m
Bathroom	-

EPC

D58 - A copy of the EPC is available upon request.

SALE DETAILS

Guide Price: £130,000

Title: Assumed Freehold / Long-Leasehold

Estimated Rates Payable 20/21: £900 p.a



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FURTHER INFORMATION

For more information or to arrange a viewing please contact:

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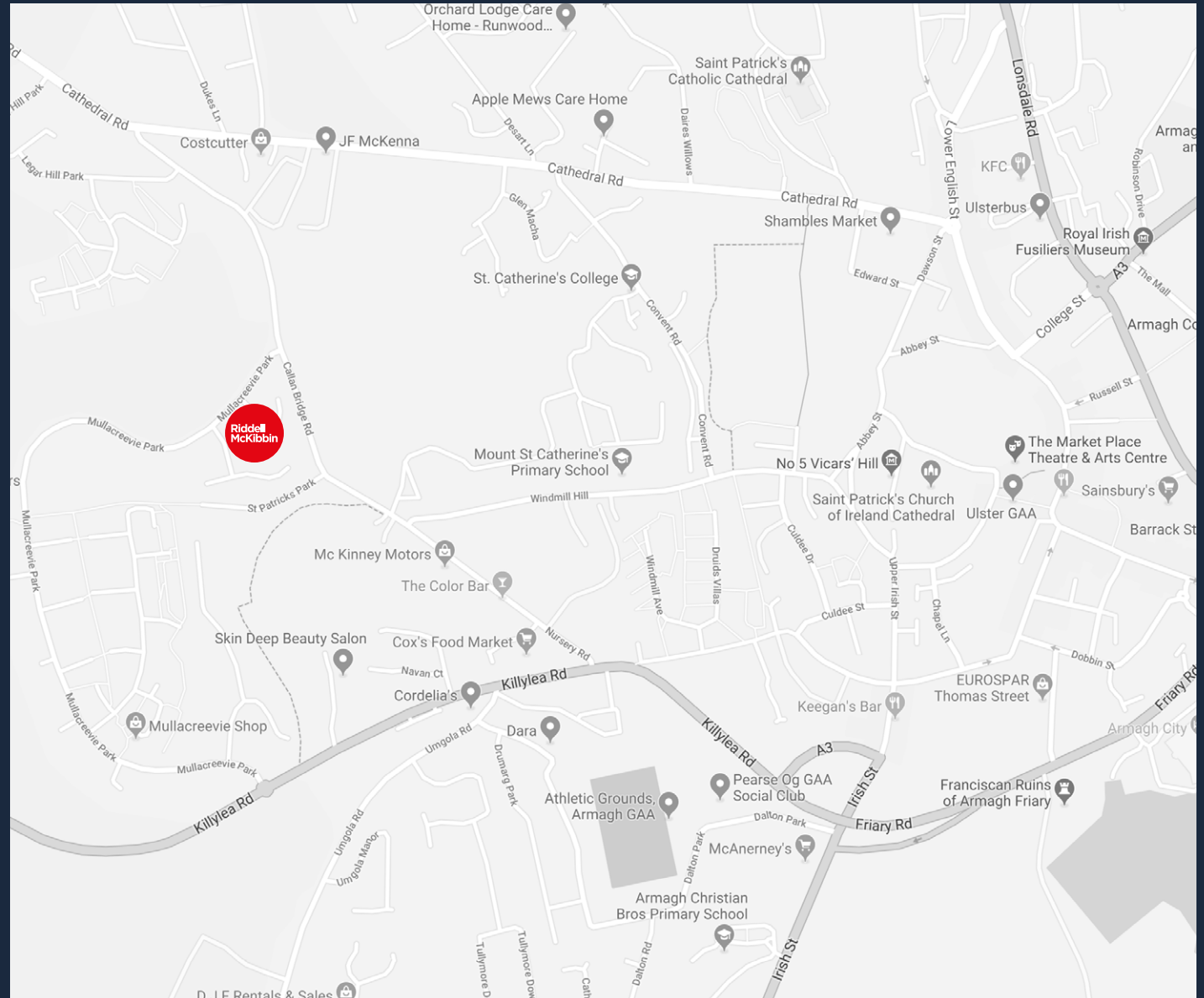
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