



Situated in the heart of the historic City of Armagh overlooking the picturesque Mall and only a few minutes walk to many local amenities. This charming 1930's semi-detached home has been sympathetically renovated and extended to create a delightful modern family home which compliments it's Art Deco character and warmth.

Rarely does one of these particular homes come to the open market for sale and with everything and more it has to offer in the way of its superb location and accommodation early inspection is a must so as not to miss out.

Offers Over
£249,950

2 Charlemont Gardens,
The Mall,
Armagh,
BT61 9BB

Viewing by
appointment
through agent
028 9066 3030



- Elegant 1930s 4 Bedroom Semi-detached Home Beside The Mall in Armagh
- Sympathetically Renovated and Extended
- Generous Bright Lounge with Mahogany Panelled Bay Window Overlooking The Mall
- Equally Impressive Dining Room Leading to Spacious Bright Garden Room
- Bespoke Modern Solid Wood Fitted Kitchen with Built-in Appliances Open to Casual Dining Area
- Oak Panelled Reception Hall with Cloaks Area & Separate WC
- 4 Well Proportioned Double Bedrooms with Master Overlooking The Mall
- Excellent Family Bathroom with White Sanitary Ware & Separate Shower Cubicle
- Oil Fired Central Heating & Alarm System
- Bespoke Mahogany Double Glazed Window Frames (Garden Room uPVC)
- Driveway & Parking Area to Front & Additional Parking to Rear
- Large Detached Garage with Playroom/Office Above (Constructed 2008)
- Good Sized Lawned Rear Garden with Raised Terrace Area
- Superb Unrivalled City Centre Situation with Many Amenities Only a Few Minutes Walk

The Property Comprises:

Ground Floor

Solid mahogany double front door. Double glazed with matching side panels and leaded glass panels to ...



CLOAKS AREA:

SEPARATE WC: Low flush wc, wall mounted wash hand basin with splash tiling, heated towel rail.

LOUNGE: 17' 1" x 11' 11" (5.2m x 3.63m) (into bay at widest points). Feature pine fireplace with cast iron inset, slate hearth, solid oak floor, cornice ceiling, circular oak panelled bay overlooking The Mall.



DINING ROOM: 13' 7" x 11' 10" (4.15m x 3.61m) (at widest points). Feature pine fireplace with original cast iron and tiled inset, slate hearth, cornice ceiling.



Solid yellow pine double doors to . . .

GARDEN ROOM: 18' 3" x 11' 3" (5.57m x 3.42m) Velux window giving additional natural light, feature sloping ceiling. uPVC double glazed door to rear, overlooking garden.

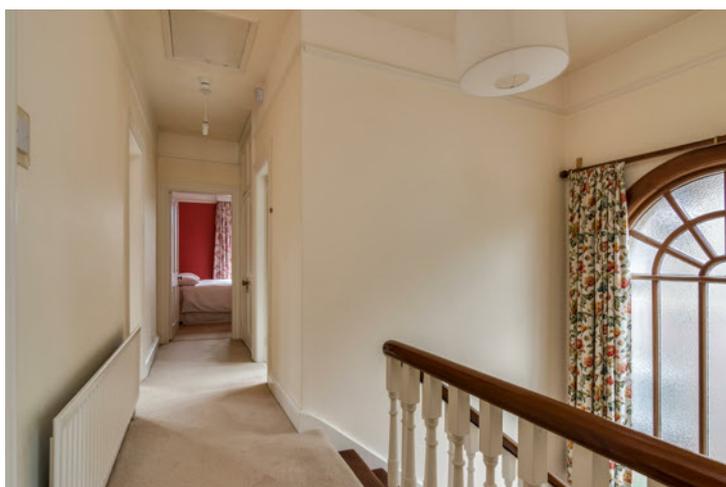


MODERN BESPOKE SOLID WOOD FITTED KITCHEN OPEN PLAN TO CASUAL DINING AREA: 22' 12" x 11' 4" (7m x 3.46m) (at widest points). Primarily low level drawer units, larder cupboard, double drainer stainless steel sink and single drainer stainless steel sink, extensive work surface, Neff stainless steel oven, Neff double ceramic hob, Neff stainless steel microwave and Neff plate warmer, plumbed for washing machine, undercounter space for fridge and freezer, ceramic tiled floor, low voltage lights, under stairs storage, mahogany double glazed door to garden.



First Floor

SPACIOUS LANDING: Feature mahogany double glazed arched window giving additional south light, access to floored roof space with velux windows and power points, picture rail, large shelved hotpress.



BEDROOM (1): 13' 8" x 11' 11" (4.16m x 3.63m) (at widest points). Overlooking The Mall, picture rail, feature mahogany architrave to window.



BEDROOM (2): 13' 8" x 11' 10" (4.17m x 3.61m) (at widest points). Original tiled fireplace, feature mahogany architrave to window.



BEDROOM (3): 12' 0" x 11' 5" (3.66m x 3.48m) (at widest points). Original tiled fireplace, picture rail and feature mahogany architrave to window.



BEDROOM (4): 10' 11" x 8' 11" (3.32m x 2.73m) (at widest points). Overlooking The Mall, built in desk and shelving, picture rail and feature mahogany architrave to window.

FAMILY BATHROOM: 10' 4" x 7' 7" (3.14m x 2.32m) (at widest points). White suite comprising pine panelled bath with shower handset, separate limestone tiled shower cubicle, low flush wc, half pedestal wash hand basin, heated chrome towel rail, limestone part tiled walls, mirrors and feature mahogany architrave to windows.



Outside

Wrought iron gates to parking area at front with boundary wall and wrought iron railings.

Driveway and gate to additional parking, garage and garden.

DETACHED LARGE GARAGE: 26' 3" x 12' 8" (8m x 3.86m) (at widest points). Constructed in 2008. Automatic roller shutter door, power and light, oil fired boiler, electric hot water geyser, uPVC double glazed. Separate wc with pedestal wash hand basin.

FLOORED ROOM ABOVE GARAGE: Ideal for playroom or office.

Good sized lawned rear garden with border beds leading to raised paved terrace area. uPVC oil tank, outside power points, tap and lights.





Total area: approx. 169.2 sq. metres (1821.4 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

Energy Rating

Epc Type: Domestic
 Current: D55
 Potential: D62
 EPC Landmark Code: 9309-4647-8022-1620-0303
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68	55	62
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

Location:

On entering Armagh from Belfast turn left on to The Mall and 2 Charlemont Gardens is approximately 200 yards on the left hand side.

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 Ballyhackamore - 028 90 65 0000
 North Down - 028 90 42 4747
 Lisburn - 028 92 66 1700
 www.templetonrobinson.com

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