



11 Rectory Close, Loughgall, Armagh, BT61 8NA

£105,000

- Three Bedroom Bungalow
- Bathroom Suite & Separate WC
- Walking Distance of all Village Amenities and a Short Driving Distance to Portadown & Armagh
- Open Plan Kitchen/Dining/Living Area Featuring an Open Fireplace
- Oil Fired Central Heating
- Viewing Strictly via Agent
- Three Well Proportioned Bedrooms
- Fully Enclosed Rear Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

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Hannath Estate Agents are thrilled to present this impressive three-bedroom bungalow. Upon entry, you are welcomed by an open plan kitchen/dining/lounge featuring an open fireplace whilst the kitchen is equipped with high & low fitted contemporary cabinetry. The property further benefits from three well proportioned bedrooms, bathroom suite & separate WC. Outside, the home boasts a fully enclosed, private rear garden.

Located off Main Street, Loughgall.



Front Exterior

A welcoming front entrance features a paved pathway leading to the front door, bordered by a low brick wall and climbing plants.

Hallway

13'1" x 4'6"

The hallway is bright and airy, enhanced by natural light from a frosted glass door at the far end. It features tiled flooring, a radiator, and tasteful wall panelling.

Lounge

20'11" x 12'9"

This spacious lounge is filled with natural light from two windows and offers ample floor space. It features a traditional fireplace set within a brick hearth and alcove, which includes wooden shelving and a bench area, providing a cosy focal point. There is an open archway leading through to the kitchen/dining area, enhancing the flow between living spaces.

Kitchen/Dining

12'4" x 6'0"

The kitchen/dining area has a classic feel with wood-effect cabinets and tiled floors. It is long and narrow, with a window at one end allowing natural light to flow in. The space connects directly to the lounge, making it ideal for informal dining and entertaining.

Master Bedroom

9'6" x 14'9"

The master bedroom is bright and generously proportioned, featuring light wooden flooring, a large window, and a ceiling fan with a light fitting.

Bedroom Two

13'4" x 8'5"

Bedroom Two offers a comfortable space with light wooden flooring and a large window that floods the room with daylight.

Bedroom Three

10'0" x 6'8"

Bedroom Three features a wood effect flooring and a window overlooking the exterior.

Bathroom

5'0" x 5'4"

The main bathroom is fitted with a traditional white suite comprising a bath with an overhead shower and a sink set within a wood-effect vanity unit.

WC

2'9" x 3'11"

The separate WC has a compact layout with white-tiled walls, a small sink, and a toilet. A frosted window allows for natural light and ventilation.

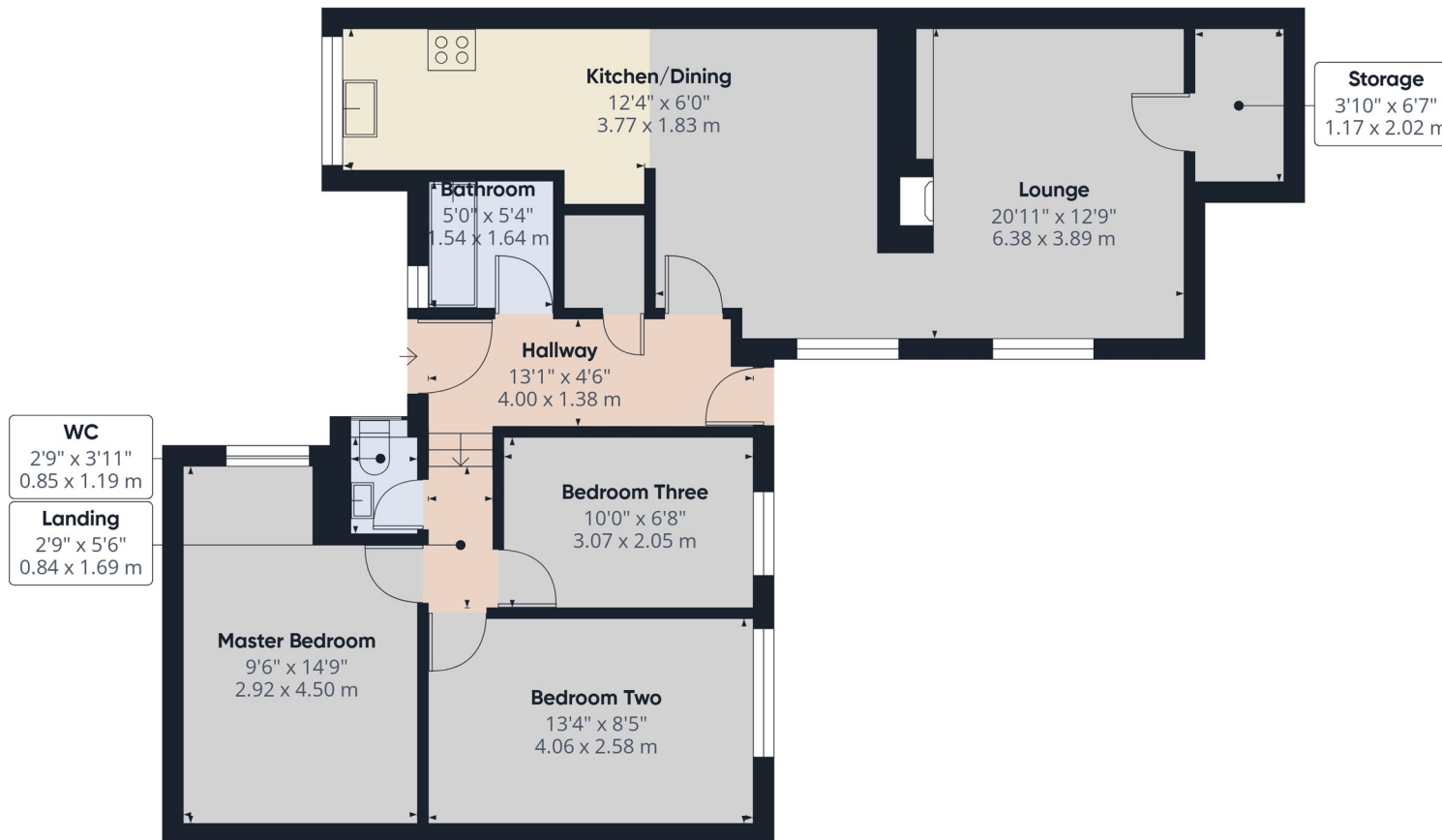
Rear Garden

The rear garden offers a paved patio space surrounded by raised flower beds and mature shrubs, creating a private and peaceful outdoor area. A greenhouse is positioned centrally, perfect for gardening enthusiasts. There is also a wooden shed located at the side for extra storage.

Storage

3'10" x 6'7"

Storage space is available off the lounge, providing a useful area for keeping household items neatly out of sight.



Approximate total area⁽¹⁾
798 ft²
74 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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