

30 Forest Road, Forkhill, BT35 9SA



Guide Price £375,000

EXCELLENT FIVE BEDROOM DETACHED FAMILY HOME SITUATED ON A GENEROUS MATURE SITE

This exceptional family home is situated just off the Longfield Road in Forkhill. Ideally located at the foot of Slieve Gullion with beautiful views over the surrounding countryside.

On entering the property you will find a bright entrance hall with wooden flooring. The lounge is located to the right hand side and has wooden flooring and a feature fireplace with open fire. The right hand side of the hallway leads to an open plan kitchen/dining/living room which has a host of upper and lower level units with integrated appliances. Adjacent to the living area there is a dining room which has sliding doors to the front of the house. Also adjacent to the kitchen there is a fully fitted utility room with a boot room/pantry.

On this level there are three double bedrooms (one of which is currently being used as an office), the main bedroom has a fully tiled ensuite shower room with a three piece suite. The family bathroom is also located on this level and there is a walk in hotpress. On the first floor there are 2 double bedrooms and a shower room which is fully tiled with a three piece suite and you will find an extensive multi use play area also on this level. Externally to the front of the property there is black wrought iron electronically controlled gates at the entrance with a tarmac driveway and an abundance of space for several cars. Gardens are laid in lawn to the front and side with mature plants and shrubs and there is a patio area to the side to enjoy the fantastic views overlooking the surrounding countryside. In addition the home gym is accessible via the front of the property.

LOCATION: Dublin - Approx. 61 miles

Belfast - Approx. 47 miles

Viewing is highly recommended for this beautiful family home.

- EXCEPTIONAL DETACHED FIVE BEDROOM BUNGALOW WITHIN AN AREA OF OUTSTANDING NATURAL BEAUTY
- Ground Floor Accommodation: Entrance Hall, Lounge, Kitchen/Dining/Living Area, Separate Dining Room, Utility Room, Boot Room/Pantry, Three Bedrooms (one with Ensuite Shower Room), Family Bathroom, Walk in Hotpress.
- First Floor Accommodation: Two Double Bedrooms, Shower Room, Multi use Play Area.
- Oil Fired Central Heating. Pvc Double Glazing.
- Home gym accessible to the front of the house.
- Mature gardens to the front, side and rear laid in lawns with plants and shrubs.
- Tarmac Driveway with wrought iron gates electronically controlled.





Floorplan



Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

2829.61 ft²

Reduced headroom

149.11 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360












Land & Property Services
Seirbhís Talún & Maoine
 THE LAND REGISTRY : CLÁRLANN NA TALÚN

Date: 05 Mar 2025
County: Armagh
Folio: AR10914
Scale: 1:2500
Our Ref: 2025/199360
Your Ref: ew PS- Gerard and Joanne McCreesh
Map Ref(s): 27512NW
Sheet 1 of 1

Key to folio labels:
* - AR10914

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This copy map shows the location of the lands comprised in the folio label shown.

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Best Property Services Ltd. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

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These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Best Property Services nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

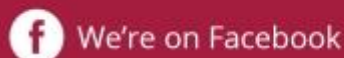
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REQUEST A VALUATION

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