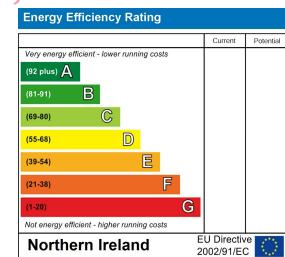




## 28 Tandragee Road, Markethill, Armagh, County Armagh, BT60 1TF

Asking Price £275,000

- Four Bedroom Detached Family Home with a Detached Garage
- Sunroom
- Master Bedroom with a Large En-suite
- Large Garage with Electric Shutter (10'11" x 16'3")
- Two Reception Rooms at the Front including a Lounge with an Open Fireplace
- Utility
- Three Further Well Proportioned Double Bedrooms
- Kitchen/Dining with an Array of High Quality Fitted Units
- Downstairs WC
- Three Piece Partially Tiled Family Bathroom Suite



# 28 Tandragee Road, Armagh BT60 1TF

Hannath Estate Agents are delighted to welcome this large four bedroom detached family home. There are two reception rooms at the front that are perfect for entertaining guests and the lounge is especially inviting with the open fire place. The open plan kitchen/dining/sun room area is equipped with an array of high quality fitted units. There's a utility room and a WC on the ground floor for added convenience.

As you make your way upstairs, you'll find a luxurious master bedroom with its own large en-suite, three further well proportioned double bedrooms and a three piece family bathroom suite.

Externally, there is off street parking, making parking a hassle-free experience, fully enclosed and private rear garden and a large garage. Don't miss out on the opportunity to make this stunning property your forever home.



**Hallway**

7'3" x 15'1"

Tiled.

**Lounge**

12'7" x 14'0"

Feature fireplace. Carpet. Radiator.

**Living Room**

12'9" x 12'8"

Feature fireplace. Radiator. Carpet.

**Kitchen/Dining**

27'5" x 9'11"

High & low units with integrated appliances.

**Sunroom**

11'9" x 11'8"

Tiled. Radiator.

**Utility**

5'9" x 7'0"

High & low units. Plumbed in for washing machine.

**WC**

5'10" x 3'11"

Tiled.

**Landing**

11'5" x 3'2"

Radiator. Carpet.

**Master Bedroom**

12'9" x 12'6"

Radiator. Carpet.

**En-suite**

7'3" x 6'9"

Three piece suite.

**Bedroom 2**

12'7" x 12'7"

Radiator. Carpet.

**Bedroom 3**

12'6" x 11'4"

Radiator. Carpet.

**Bedroom 4**

10'3" x 11'4"

Radiator. Carpet.

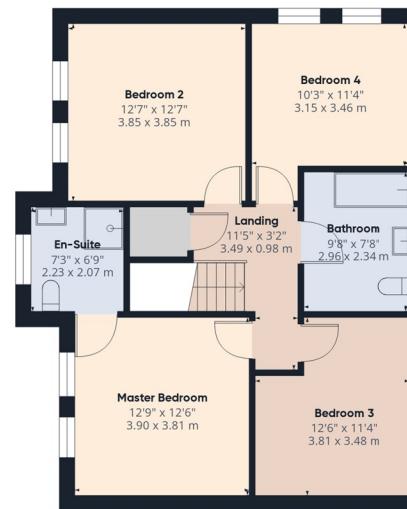
**Bathroom**

9'8" x 7'8"

Three piece suite.

**Garage**

10'11" x 16'3"



**Hannath®**

Approximate total area<sup>(1)</sup>

2048 ft<sup>2</sup>  
190.2 m<sup>2</sup>

Reduced headroom  
13 ft<sup>2</sup>  
1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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.

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