



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

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 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.

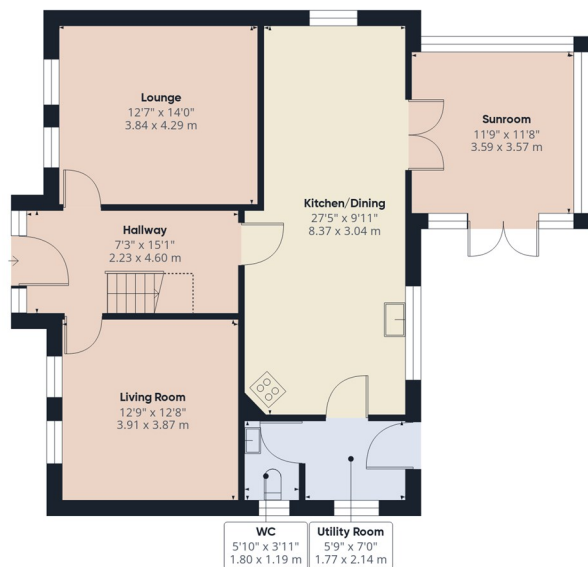
Bathroom

9'8" x 7'8"

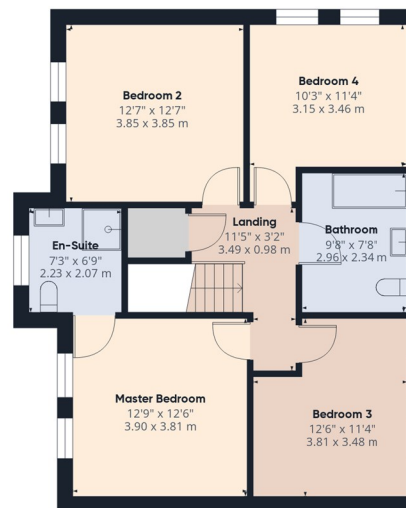
Three piece suite.

Garage

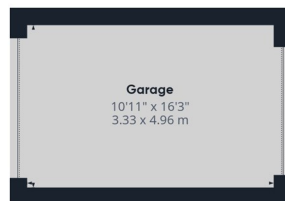
10'11" x 16'3"



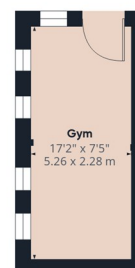
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Hannath®

Approximate total area^m

2048 ft²

190.2 m²

Reduced headroom

13 ft²

1.3 m²

(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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