



36 Drumman Hill, Armagh, County Armagh, BT61 8RW

Offers In The Region Of £249,950

- 3 Bed detached chalet bungalow
- Utility room
- OFCH
- Low maintenance rear garden
- Spacious living/dining space
- 2 further bedrooms upstairs
- Attached Garage
- Popular residential location conveniently located on outskirts of Armagh city
- Downstairs bedroom
- Main family bathroom
- Beautiful views from front
- Off street parking

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		

36 Drumman Hill, Armagh BT61 8RW

Hannath bring to the market this 3 bedroom detached chalet bungalow nestled in the sought after Drumman Hill development on the edge of Armagh City. This impressive property offers a rare opportunity to enjoy peaceful living with stunning countryside views to the front. This property is in need of some modernisation throughout, however the home boasts a bright and welcoming entrance hall, three generous bedrooms, one main bathroom upstairs, and w.c. downstairs. The spacious living/dining area is perfect for entertaining, complemented by a large kitchen and separate utility room for added convenience. The property also features an attached garage. This property further benefits from a fully enclosed rear low maintenance garden, off street parking and oil fired central heating. Ideal for all kinds of buyers. Early viewings are highly recommended.



Entrance Hall

12'11" x 5'0"

In carpet, double panel radiator

Living/Dining Room

23'0" x 12'3"

In carpet, radiator x3, feature fireplace for open fire (has been closed but can be reopened), large pvc window to rear

Kitchen

13'9" x 9'7"

Range of high and low level units, vinyl flooring, tiled walls, space for fridge freezer

Utility room

18'11" x 5'11"

Range of low level units, space for washing machine and tumble dryer, access to garage and rear, double panel radiator, part tiled walls

W.C.

6'6" x 2'11"

Tiled walls and flooring, wash hand basin, w.c.

Bedroom 1

11'3" x 9'8"

In carpet, double panel radiator

First Floor Landing

9'9" x 3'10"

In carpet

Bedroom 2

17'5" x 11'3"

Original floorboards, built in storage, access to eaves, radiator

Bedroom 3

14'10" x 12'2"

Radiator, built in storage, access to eaves, bay window

Family Bathroom

7'7" x 7'3"

3 pieces family bathroom, bath with shower over, wash hand basin, w.c., tiled walls and floor, radiator

Garage

19'3" x 11'9"

PVC door, electric roller door, concrete floor, boiler



Ground Floor

Approximate total area⁽¹⁾

1092 ft²
101.6 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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