



## 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 upsatirs
- Attached Garage
- Downstairs bedroom
- Main family bathroom
- Beautiful views from front

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			62
(39-54) E		37	
(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**

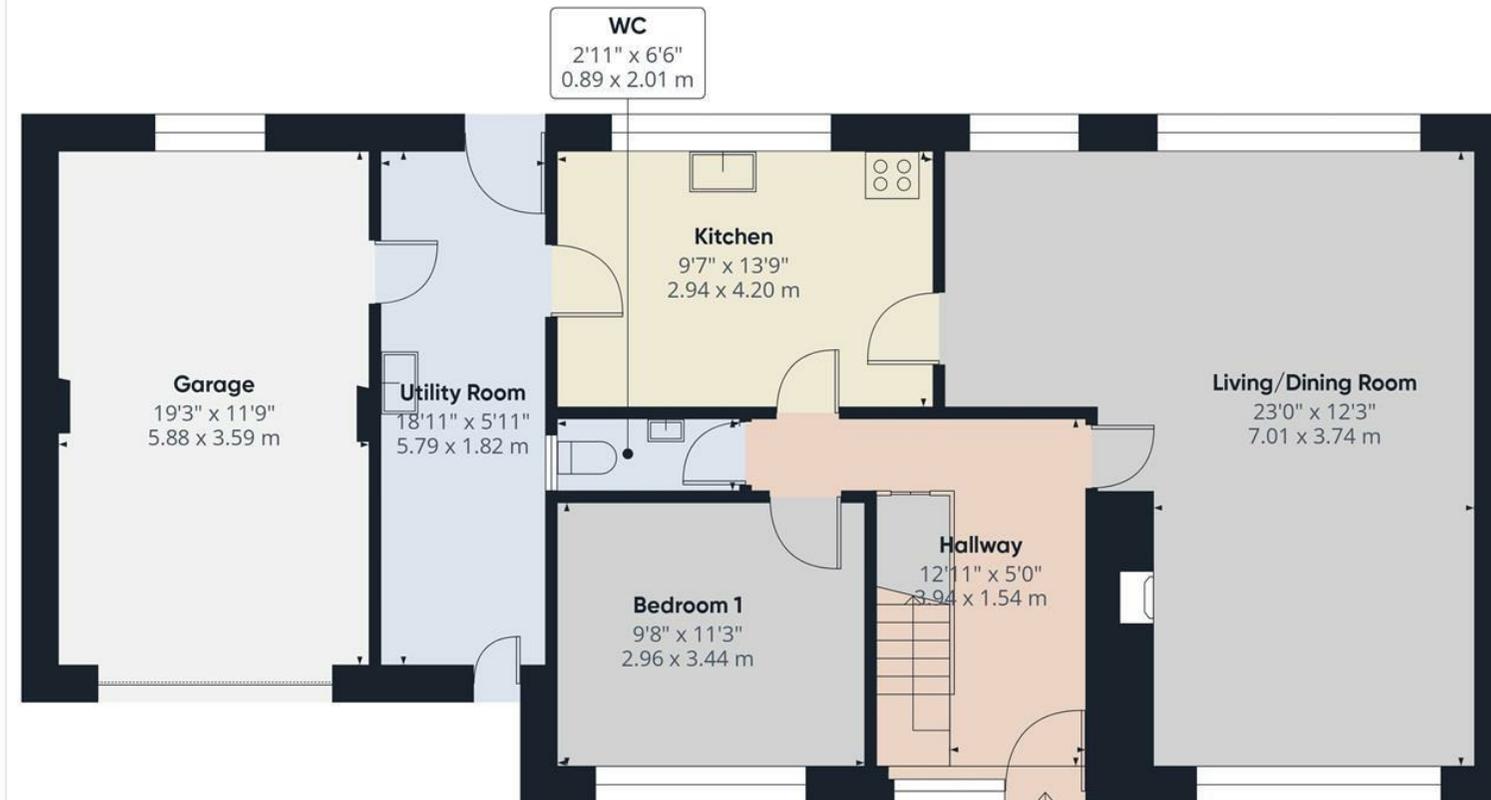
7'7" x 7'3"

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



**Approximate total area<sup>(1)</sup>**  
1092 ft<sup>2</sup>  
101.6 m<sup>2</sup>

(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.

GIRAFFE360

Ground Floor