



## 4 Breezemount Manor, Hamiltonsbawn, Armagh, County Armagh, BT61 0SQ Asking Price £164,950

- Three bedroom detached family home
- Hallway with storage cupboard
- Three piece bathroom suite
- Enclosed side and rear garden with off street parking
- Two spacious reception rooms
- Three well-proportioned bedrooms
- Oil fired central heating
- Kitchen with range of high and low level units
- Master with en-suite
- Double glazed windows

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

# 4 Breezemount Manor, Armagh BT61 9SQ

Hannath are delighted to welcome to the market this beautiful 3 bedroom detached property situated in this quiet and established residential locality. This well presented detached three bedroom home offers well-proportioned living accommodation with enclosed rear and side gardens. We anticipate keen demand in particular from first time buyers seeking a home with good gardens, in this popular location offering ease of access to local schools, shops and amenities whilst maintaining quick access to transport links to Portadown, Richhill and Armagh.



### **Entrance Hall**

9' 4" x 5' 9"

Wood laminate flooring, storage cupboard, front door, radiator

### **Living Room**

14' 10" x 10' 10"

Wood laminate flooring, feature fireplace with built in stove, radiator, double door to dining room

### **Dining Room**

10' 9" x 10' 5"

Wood laminate flooring, radiator, door to kitchen

### **Kitchen**

19' 2" x 11' 1"

Range of high and low level units, vinyl flooring, built in storage, radiator, space for oven, fridge freezer and washing machine, back door to rear

### **First Floor Landing**

6' 3" x 2' 11"

In carpet, velux window

### **Master bedroom**

15' 11" x 10' 9"

In carpet, radiator

### **En-suite**

5' 7" x 5' 7"

Three piece suite, shower, wash hand basin, w.c., tiled walls, tiled flooring, radiator

### **Bedroom 2**

11' 9" x 8' 0"

In carpet, radiator

### **Bedroom 3**

8' 8" x 7' 7"

In carpet, radiator

### **Family Bathroom**

8' 1" x 5' 7"

Three piece suite, shower over bath, wash hand basin, w.c., part tiled walls, tiled flooring, radiator

