



41 Kilmore Meadows, Kilmore, Armagh, BT61 8PA

£224,950

- Spacious Three Bedroom Detached Family Home
- Large Sun Room with Countryside Views
- Four Piece Fully Tiled Family Bathroom Suite
- Viewing is Strictly via Agent
- Lounge Featuring an Open Fireplace
- Downstairs WC
- Prefab Shed Wired for Electric, Brand New Boiler & Front Door
- Modern Kitchen/Dining Area with an Array of Sleek Fitted Units & Integrated Appliances
- Three Well Proportioned Double Bedrooms
- Oil Fired Central Heating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 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	69	72
EU Directive 2002/91/EC		

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Hannath Estate Agents is thrilled to present this spacious, three-bedroom detached family home, ideally situated at the end of a quiet cul-de-sac. The inviting lounge is a true highlight, featuring an open fireplace and bathed in an abundance of natural light. The open-plan kitchen and dining area showcases sleek fitted units and integrated appliances, seamlessly flowing into a generous sunroom that offers peaceful countryside views. Practicality is paramount with the inclusion of a convenient downstairs WC. The upper level comprises three well-proportioned double bedrooms, complemented by a four-piece fully tiled family bathroom suite.

Located off Kilmore Road in Kilmore.



Hallway

16'3" x 3'10"

Tiled. Radiator.

Electric.

Lounge

15'3" x 13'9"

Wood Flooring. Radiator. Open Fireplace. Bay Window.

Kitchen/Dining

10'11" x 8'12"

A range of high & low level units. Integrated fridge/freezer. Eye Level Oven. Dishwasher. Extractor Fan. Tiled Flooring. Radiator.

Sun Room

25'5" x 12'6"

Tiled Flooring. Radiator. Patio Doors.

Landing

Carpet. Access to Roofspace.

Master Bedroom

Carpet. Radiator.

Bedroom Two

10'12" x 11'3"

Carpet. Radiator.

Bedroom Three

8'9" x 6'10"

Carpet. Radiator.

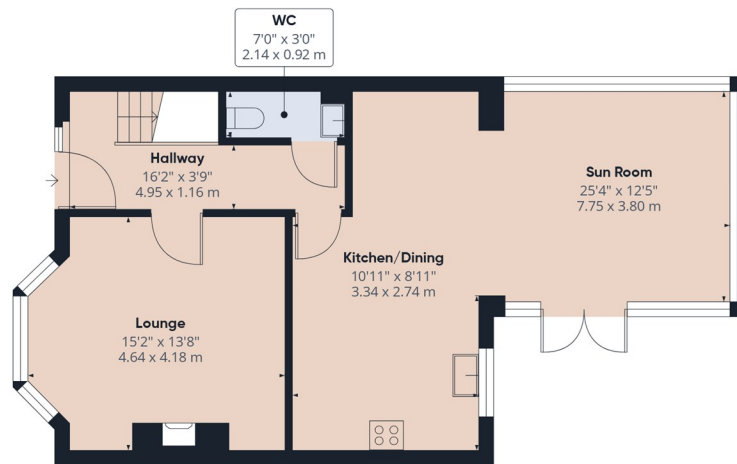
Bathroom

7' x 9'5"

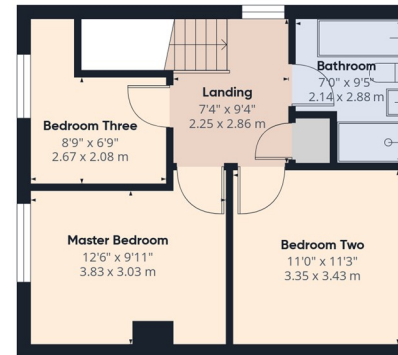
Modern Four Piece Suite. Shower Enclosure. Bath,. Low Flush WC. Pedal Wash Hand Basin. Tiled fully.

Prefab Shed

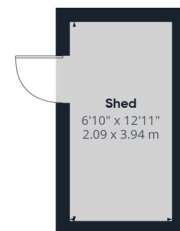
6'10" x 12'11"



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Hannath®

Approximate total area⁽¹⁾

1235 ft²

114.8 m²

Reduced headroom

1 ft²

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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