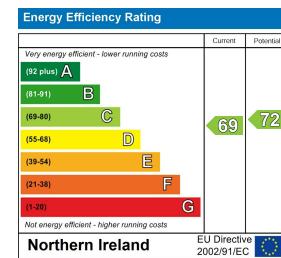




41 Kilmore Meadows, Kilmore, Kilmore, Armagh, BT61 8PA

£224,950

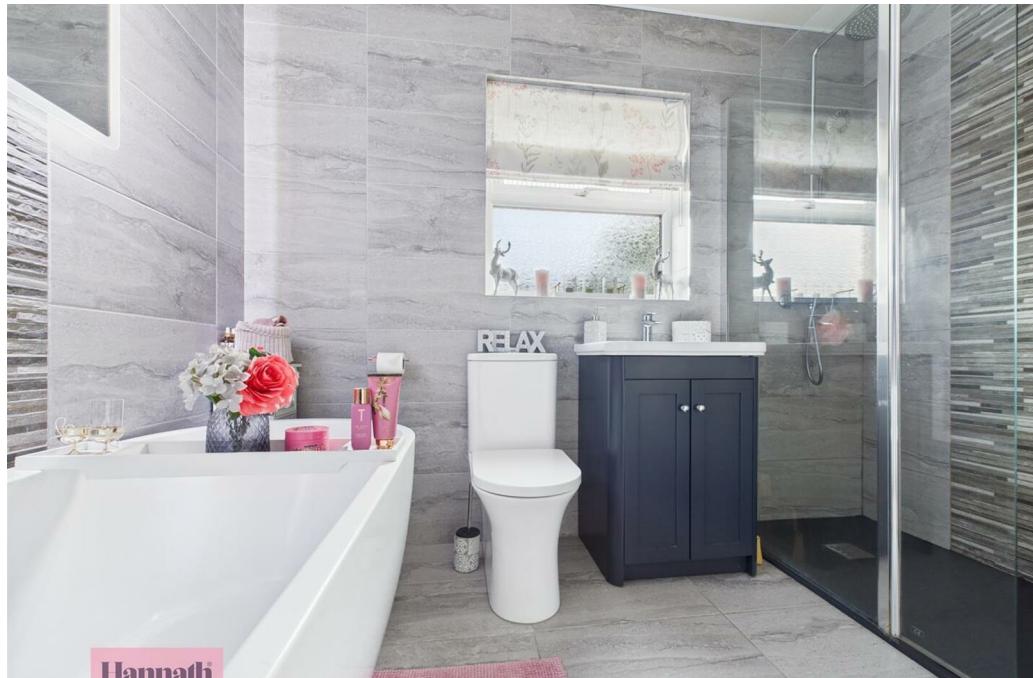
- Spacious Three Bedroom Detached Family Home
- Lounge Featuring an Open Fireplace
- Large Sun Room with Countryside Views
- Downstairs WC
- Four Piece Fully Tiled Family Bathroom Suite
- Prefab Shed Wired for Electric, Brand New Boiler & Front Door
- Viewing is Strictly via Agent
- Modern Kitchen/Dining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



41 Kilmore Meadows, Kilmore BT61 8PA

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.



Hannath



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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

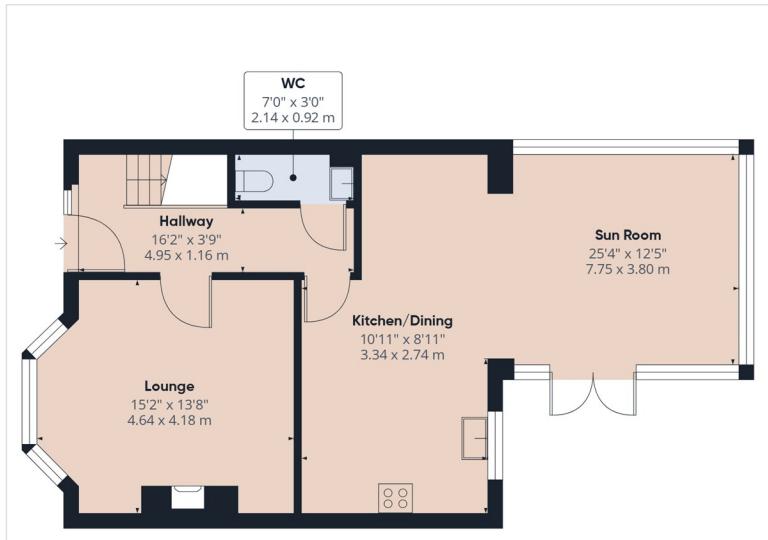
7' x 9'5"

Modern Four Piece Suite. Shower Enclosure. Bath., Low Flush WC.

Pedal Wash Hand Basin. Tiled fully.

Prefab Shed

6'10" x 12'11"



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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