



10 Deanery Meadow, Armagh, BT61 7RT

£245,000

- Three Bedroom Semi-Detached Family home with a Sun Lounge
- Two Reception Rooms Including a Lounge Featuring a Wood Burning Stove
- Open Plan Modern Kitchen/Dining/Sun Lounge with an Array of Sleek Fitted Units and Integrated Appliances
- Utility & Downstairs WC
- Master Bedroom with a Private En-Suite
- Two Further Well Proportioned Bedrooms
- Four Piece Partially Tiled Family Bathroom Suite
- Gas Central Heating
- Viewing Strictly via Agent

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(69-81) B		
(55-68) C		
(41-54) D		
(29-40) E		
(15-28) F		
(1-14) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

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Hannath Estate Agents are thrilled to introduce this beautifully appointed three-bedroom semi-detached family home. Stepping through the front door, the welcoming lounge impresses with a feature wood-burning stove, complemented by bespoke wooden shutters that add a refined touch. The heart of the home is the stunning open-plan kitchen/dining/sun lounge, a seamless space designed for both practicality and style. Fitted with sleek, contemporary units, integrated appliances, and a sun-drenched lounge area.. On the ground floor, a separate utility room and a well-fitted WC provide added convenience. The first floor boasts a master bedroom with a private en-suite, two generously sized bedrooms, and a luxurious four-piece family bathroom, all finished to a high standard. Additional practical upgrades, including extra indoor sockets and outdoor power points, further enhance this home's appeal.

Located off Mullinure Lane, Armagh.



Hallway

18'10" x 7'
Tiled floor & radiator.

Lounge

13'10" x 11'10"
Wooden floor, bay window, radiator, wood burning stove & bespoke wooden shutters

Kitchen/Dining Area

15'3" x 12'3"
High & low level units, integrated fridge/freezer, oven, gas hobs, extractor fan, dishwasher, spot lights, tiled floor & radiator

Sun Lounge

10'3" x 9'11"
Tiled floor, radiator & French doors gaining access to patio area

Utility

8'10" x 7'1"
Tiled floor, high & low level units, plumbed in for washing machine, spot lights & gas boiler

WC

6'5" X 3'1"
Low flush WC, pedestal wash hand basin with tiled splashback & tiled floor

Landing

11'1" x 10'1"
Carpet & radiator

Master Bedroom

13'10" x 11'10"
Carpet & radiator

En-Suite

3'4" x 9'5"
Three piece family suite comprising of; shower enclosure, low flush WC, pedal wash hand basin with tiled splashback, partially tiled & radiator

Bedroom Two

12'6" x 9'5"
Carpet, radiator & access to roof space

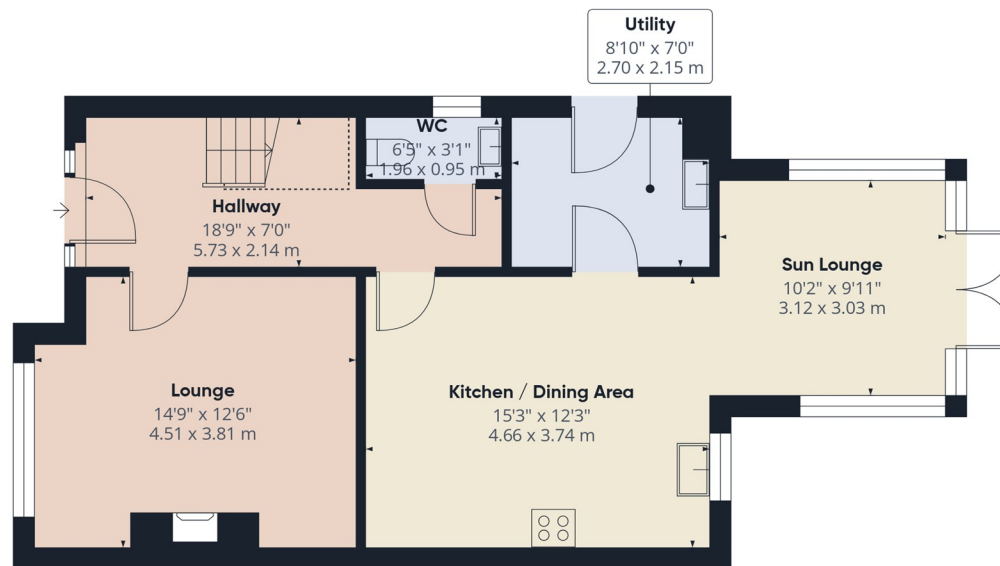
Bedroom Three

8'11" x 9'12"
Carpet & radiator

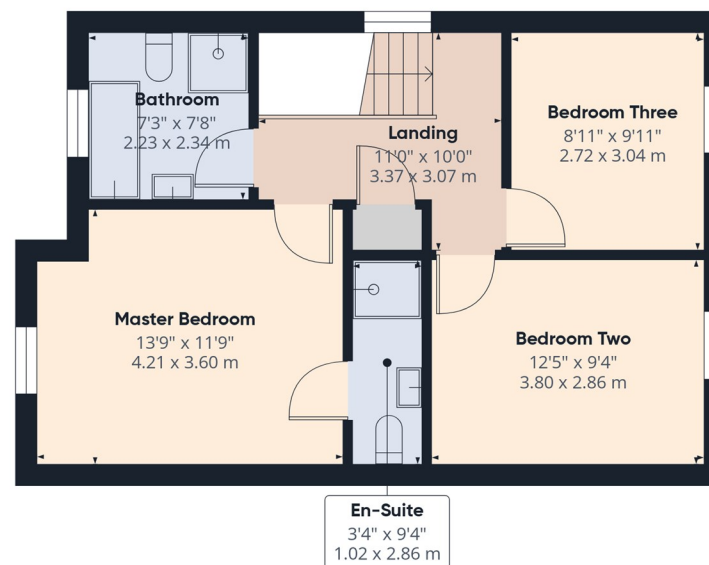
Bathroom

7'4" x 7'8"
Four piece family suite comprising of; shower enclosure, bath, low flush WC, pedal wash hand basin with tiled splashback, partially tiled, chrome towel radiator & spot lights

Hannath®



Ground Floor



Floor 1



Approximate total area⁽¹⁾

1196 ft²

111.3 m²

Reduced headroom

17 ft²

1.6 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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