

20 Oakview, Armagh, BT60 2FN

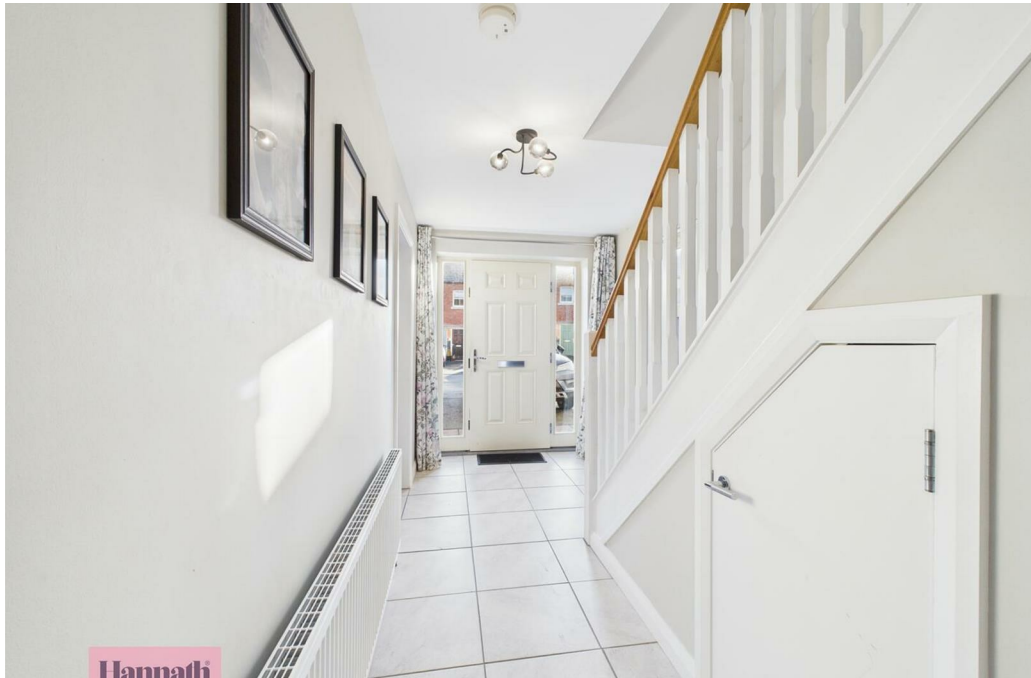
Asking Price £209,950

- Spacious three bed semi - detached property
- Spacious lounge with stove
- OFCH
- Kitchen with a range of units and integrated appliances
- Master bedroom with en-suite
- Fully enclosed rear garden
- Downstairs W.C and a Utility
- Four piece family bathroom
- Popular residential area

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

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Hannath are delighted to bring to the market this well-maintained and spacious three-bedroom semi-detached home, ideally situated in the desirable Oakview development in Armagh. Located close to local schools, shops, and transport links, this home offers a superb opportunity for families, first-time buyers, or investors seeking a quality property in a quiet yet convenient area.



Entrance Hall

17'7x6'8

Tiled flooring, radiator, Pvc front door

Living Room

14'11x12'3

Feature stove, wood laminate flooring, radiator

Downstairs W.C.

6'1x2'7

Wash hand basin, w.c., tiled flooring

Kitchen

13'9x11'11

Range of high and low level units, built in appliances, tiled flooring, radiator, patio doors to rear

Utility Room

7'8x5'2

Space for washing machine and tumble dryer, sink with draining board, tiled flooring, radiator, back door to rear

Landing

10'1x7'0

In carpet

Bedroom 1

12'0x11'6

Spacious double room, carpet, radiator

En-suite

9'2x3'3

Electric shower unit, wash hand basin, w.c., tiled flooring, radiator

Bedroom 2

11'11x10'5

In carpet, radiator

Bedroom 3

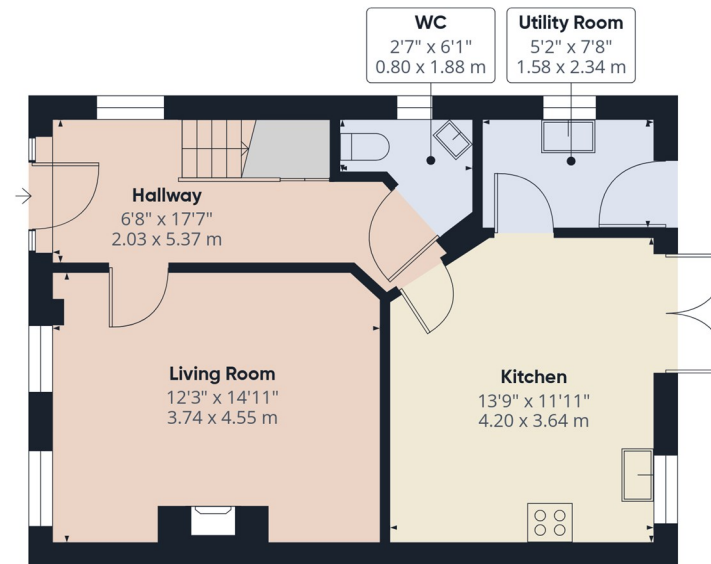
8'9x8'5

Wood laminate flooring, radiator, storage cupboard

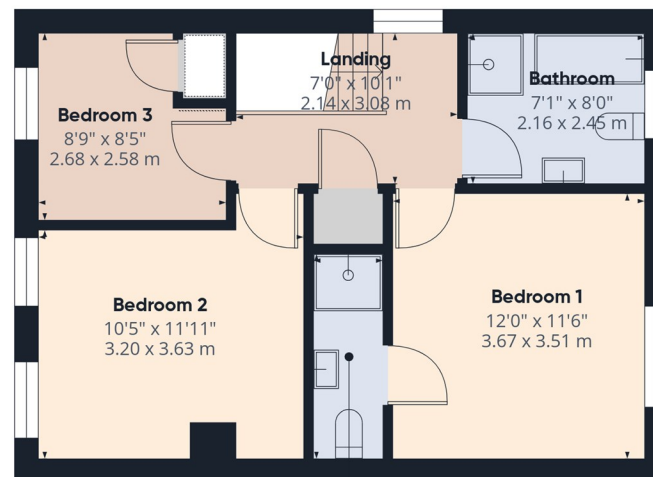
Bathroom

8'0x7'1

Four piece bathroom suite, shower cubicle, bath, wash hand basin, w.c., tiled flooring, part tiled walls, heated towel rail



Ground Floor



En-suite
9'2" x 3'3"
2.81 x 1.01 m

Floor 1



Approximate total area⁽¹⁾
982 ft²
91.3 m²

(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.

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