



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

## 20 Oakview, Armagh BT60 2FN

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**

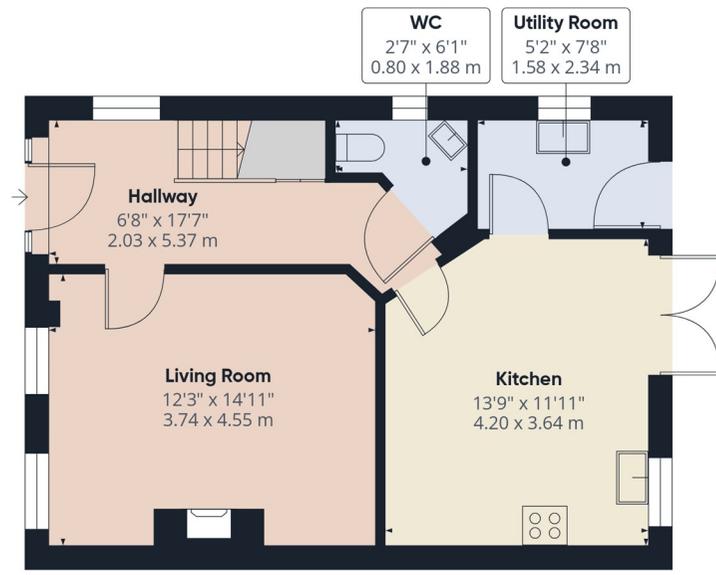
8'9x8'5

Wood laminate flooring, radiator, storage cupboard

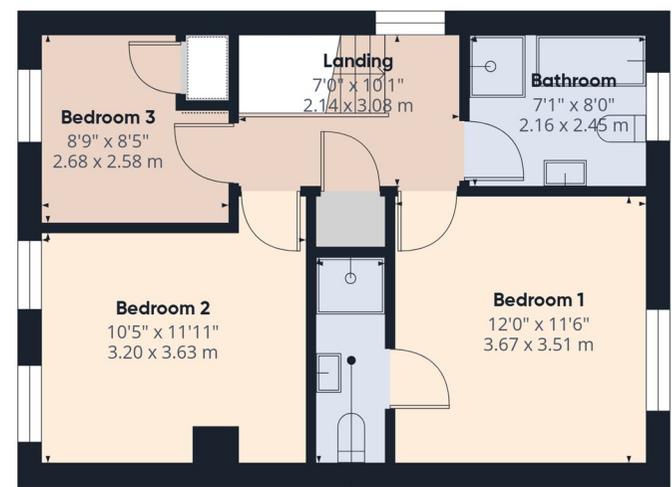
### **Bathroom**

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<sup>(1)</sup>**  
982 ft<sup>2</sup>  
91.3 m<sup>2</sup>

(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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