



39 Woodlands, Gilford, Armagh, BT63 6JW

£117,500

- Three bedroom mid terrace property
- Enclosed rear garden
- Quiet location
- Open plan kitchen living area
- Oil fired central heating
- Viewings highly recommended
- Modern three piece bathroom
- PVC double glazed windows

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		
(50-60) C		
(39-49) D		
(29-38) E		
(19-28) F		
(1-18) G		
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		

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Hannath are delighted to welcome to the market this well presented three bedroom mid terrace property in the quiet village of Gilford. A deceptively spacious three-bedroom mid terrace property benefiting from a fully enclosed rear garden. Other features include an open plan kitchen lounge area with wall and base level units, modern ground floor bathroom, oil fired central heating and double-glazed windows. This attractively priced home is sure to be essential viewing for investors and first-time buyers alike.



Entrance Hall

12'6x5'10

Wood laminate flooring, radiator

Living Room

12'7x12'6

Wood laminate flooring, radiator

Kitchen

12'6x7'5

Range of high and low level units, some integrated appliances, space for fridge freezer, back door to rear, breakfast bar

Bathroom

7'5x5'10

Three piece bathroom, walk in shower, wash hand basin, w.c., tiled walls, extractor fan, heated towel rail

Landing

4'10x2'11

In carpet

Bedroom 1

15'8x9'5

Wood laminate flooring, radiator, built in wardrobe

Bedroom 2

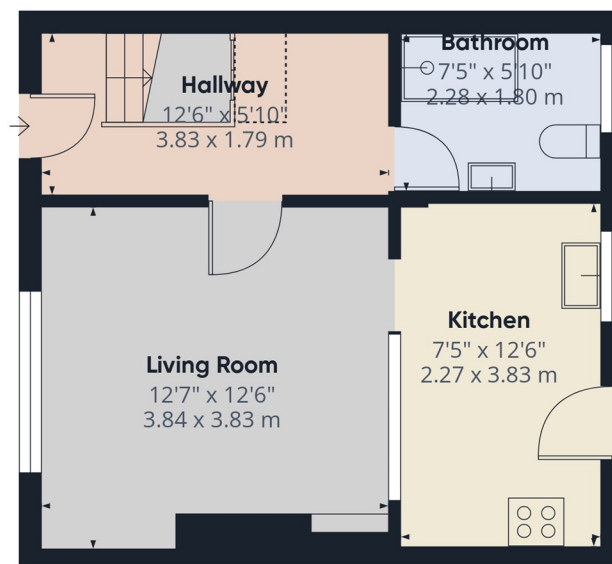
10'9x9'6

Wood laminate flooring, radiator

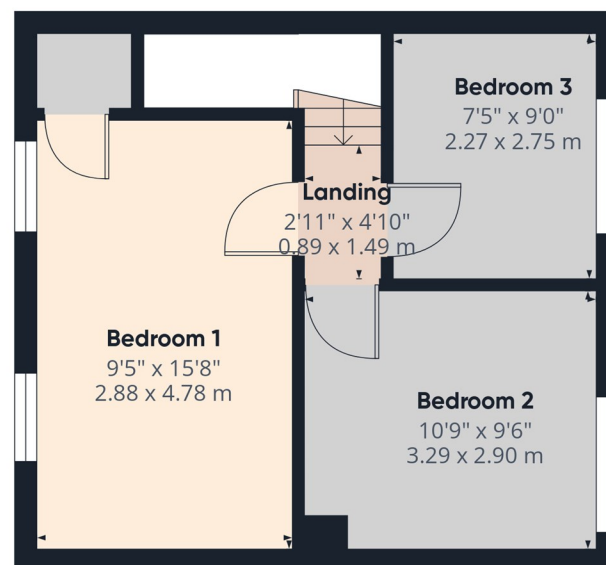
Bedroom 3

9'0x7'5

Wood laminate flooring, radiator



Ground Floor



Floor 1



Hannath®

Approximate total area⁽¹⁾

704 ft²
65.4 m²

Reduced headroom

5 ft²
0.5 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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