



## 39 Woodlands, Gilford, Armagh, BT63 6JW

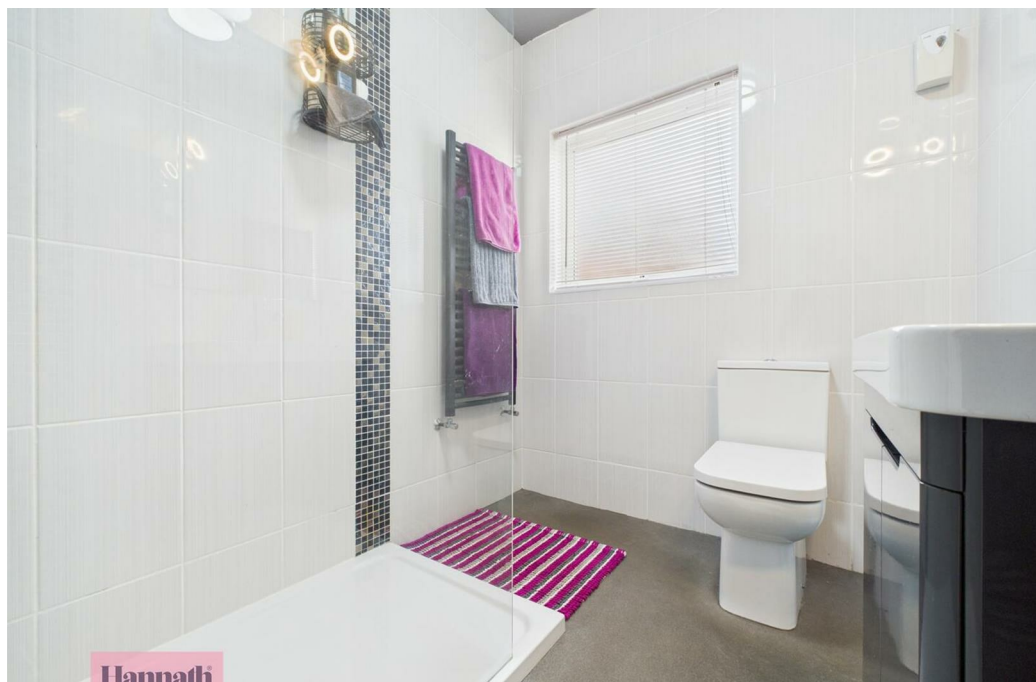
£117,500

- 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 |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (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    |         |           |

## 39 Woodlands, Gilford BT63 6JW

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

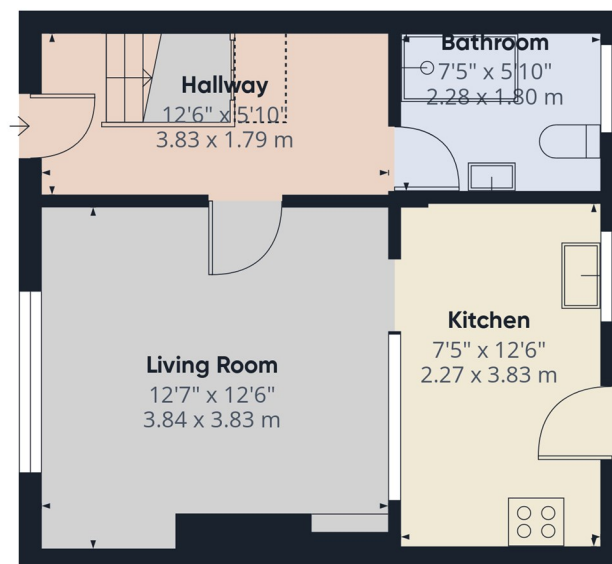
Wood laminate flooring, radiator

### **Bedroom 3**

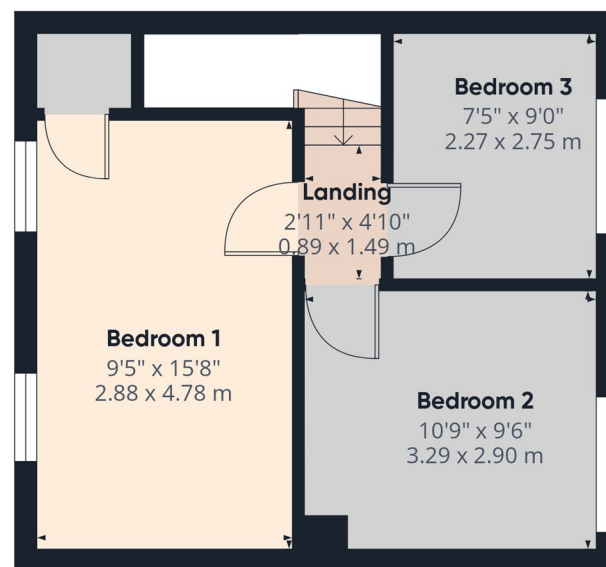
9'0x7'5

Wood laminate flooring, radiator





Ground Floor



Floor 1



**Hannath®**

**Approximate total area<sup>(1)</sup>**

704 ft<sup>2</sup>  
65.4 m<sup>2</sup>

**Reduced headroom**

5 ft<sup>2</sup>  
0.5 m<sup>2</sup>

(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.

**GIRAFFE360**