



4 Broomhill, Magheralin, Magheralin, Armagh, BT67 0UL

Asking Price £219,950

- Three bed detached property at 990sqft
- Downstairs w.c.
- Three piece family bathroom suite
- Spacious living room with open fire
- Master bedroom with en-suite and two further bedrooms
- Fully enclosed rear back garden
- Kitchen Diner with an array of units and integrated appliances
- Modern gas central heating with zoned upstairs and downstairs controls, seamlessly connected to the Hive smart home system for remote access, scheduling and enhanced energy efficiency
- Tarmac Driveway

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

4 Broomhill, Magheralin BT67 0UL

Hannath are delighted to welcome to the market this three bedroom detached property in the popular location of Magheralin. The location offers a great opportunity for commuters travelling to neighbouring cities, towns and villages ease of access with close proximity to Moira and also close to regular bus services. Magheralin Village has local amenities as well as Maralin Primary School.

The property has a bright and airy interior including a spacious entrance hallway and downstairs WC, a generous living room with bay window and an open plan kitchen with dining area with patio doors to the rear. A three bedroom layout will appeal to a young couple/family or to those needing a third bedroom to work from home.



Entrance Hall

9'7x3'8

Tiled flooring, radiator

Living Room

15'9x12'6

Feature fireplace with open fire, wood laminate flooring, radiator, bay window

Kitchen

15'10x9'11

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

Downstairs W.C.

8'0x3'2

Wash hand basin, w.c., tiled flooring, radiator

Landing

6'11x6'7

In carpet

Master Bedroom

12'7x12'6

In carpet, radiator

En-Suite

10'3x3'0

Three piece suite, shower cubicle, wash hand basin, w.c. tiled flooring, radiator

Bedroom 2

10'0x6'7

In carpet, radiator

Bedroom 3

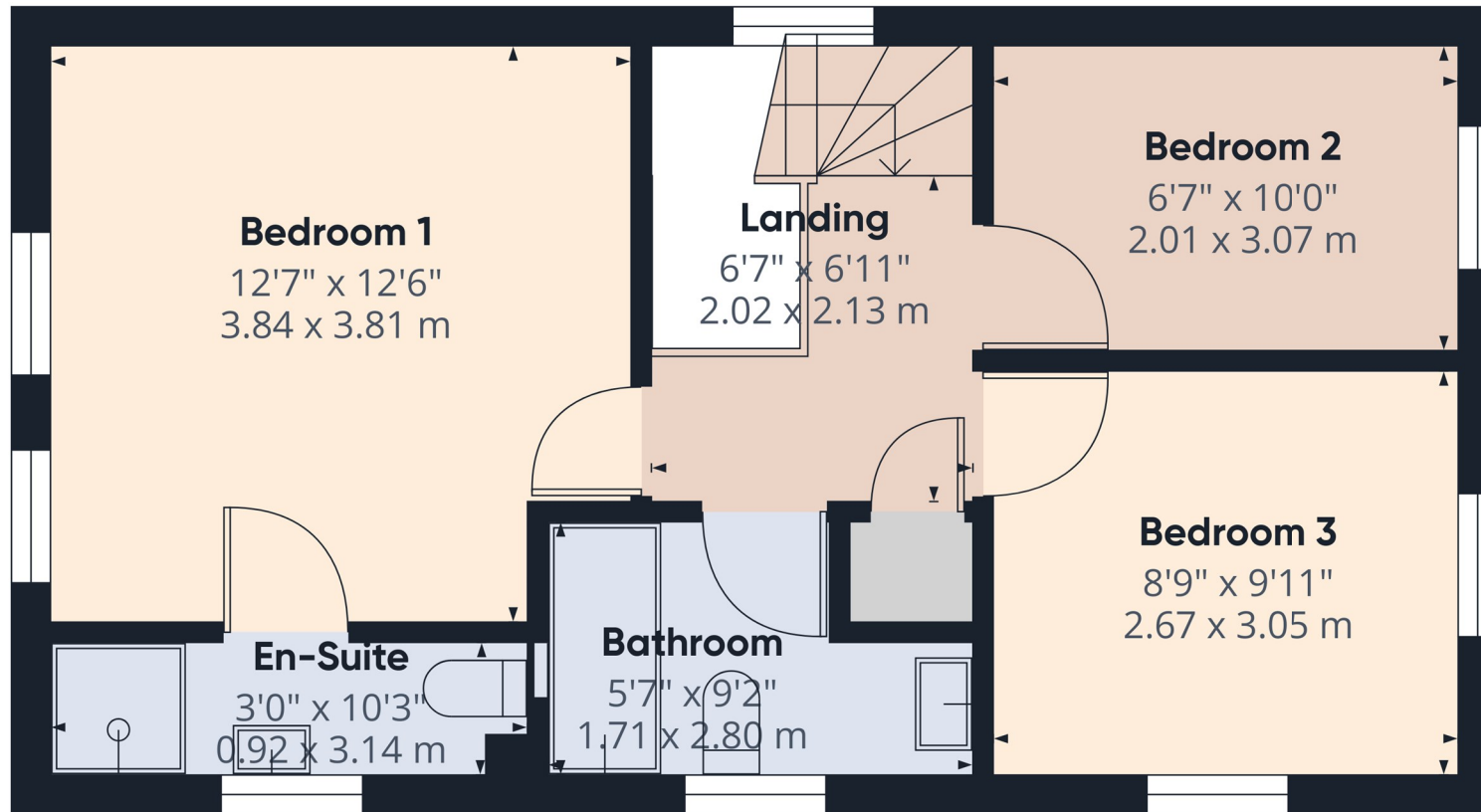
9'11x8'9

In carpet, radiator

Bathroom

9'2x5'7

Three piece suite, shower over bath, wash hand basin, w.c., tiled flooring, tiled walls, heated towel rail,



Approximate total area⁽¹⁾

424 ft²
39.4 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.

GIRAFFE360

Floor 1