



Hannath



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42 Derryloughan Road, Loughgall, Armagh, BT61 8PH

£349,950

- Five Bedroom Detached Chalet Bungalow with a Detached Garage
- Large Utility Room
- Detached Garage
- Three Reception Rooms Including a Spacious Lounge Featuring an Open Fireplace
- Downstairs and Upstairs bathrooms
- OFCH
- Kitchen/Dining Area with an Array of High & Low Fitted Units, Integrated Appliances
- Five Well Proportioned Bedrooms
- Large site with mature garden

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		61	72
Northern Ireland		EU Directive 2002/91/EC	

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Hannath Estate Agents are delighted to welcome to the market this exceptional detached five-bedroom chalet bungalow with single detached garage. Stepping inside, you're immediately greeted by a spacious entrance hall and dining space. The heart of the home continues with an open-plan kitchen/dining area which leads onto both the main lounge and conservatory. Further practical convenience is provided by a well-appointed utility room and downstairs bathroom. The thoughtful layout includes two generously proportioned bedrooms on the ground floor, offering single-level living potential, while a further three bright bedrooms reside on the first floor, ensuring ample private space for all. This property truly offers unique adaptability. Externally the property sits on a large and mature site quietly located to enjoy tranquil country living.



Entry

4'7" x 7'1"

The entrance opens into a welcoming hall with natural light from side windows, featuring terracotta floor tiles and space for coats and shoes.

Dining Room/Entrance Hall

15'7" x 18'10"

An expansive dining room and entrance hall with a rich red carpet and large windows creating a bright and inviting atmosphere.

Office

8'3" x 9'11"

The office is a compact, well-lit space with carpets and windows overlooking the outside, ideal for working quietly from home or as a study.

Living Room

15'5" x 12'10"

A cosy living room featuring a green carpet and a traditional fireplace. The room enjoys plenty of natural light from two large windows and has a comfortable seating arrangement that invites relaxation. It flows openly into the kitchen and dining area, creating a warm and sociable space.

Kitchen / Dining Area

12'3" x 24'3"

The kitchen and dining area is a generous, open space with a mix of flooring types separating the cooking and dining zones. It features a wide window over the sink, oak cabinetry, and space for a table and chairs. Double doors lead into the conservatory, while an adjacent door gives access to the utility room. The kitchen is well-lit and ideal for both everyday meals and entertaining.

Utility Room

8'11" x 8'2"

The utility room is neatly arranged with plenty of storage cabinets and space for appliances including a washing machine and tumble dryer. It benefits from natural light via a window and has a door leading outside, making this a practical and convenient space.

Conservatory

11'7" x 11'11"

A bright conservatory with double doors leading to the rear garden.

Bathroom

12'3" x 8'4"

The bathroom is spacious and practical, featuring a white tiled splashback and a deep burgundy bath panel. It includes a separate shower, pedestal sink, and toilet, with a window providing natural light and ventilation.

Bedroom 1

11'7" x 11'11"

Bedroom 1 is a generous double room with neutral decor and large windows allowing plenty of daylight. It features built-in wardrobes and offers ample space for bedroom furniture

Bedroom 2

10'8" x 12'11"

Bedroom 2 is a bright, well-proportioned double room with large windows and built-in wardrobes.

Landing

7'0" x 24'7"

The landing upstairs is bright and spacious, benefitting from skylight windows that flood the area with natural light. It provides access to three bedrooms and the upstairs bathroom and is finished with neutral carpeting and white walls.

Bedroom 3

13'3" x 16'1"

Bedroom 3 is a large, airy room with high ceilings and a skylight window providing natural light. Its generous proportions offer plenty of space for a double or king-size bed and additional furniture, creating a comfortable retreat on the first floor.

Bedroom 4

13'2" x 12'2"

Bedroom 4 is a bright double room with a skylight and built-in wardrobe, offering a peaceful sleeping area on the first floor. The neutral tones and carpeting make it an inviting space with plenty of natural light.

Bedroom 5

5'11" x 13'11"

Bedroom 5 is a smaller, cosy bedroom with a skylight window and neutral decor. It could serve as a single bedroom or a useful guest room on the first floor.

Bathroom (First Floor)

7'7" x 10'4"

The first floor bathroom is fitted with a shower cubicle, a pedestal sink, and a toilet. It benefits from a skylight window that allows natural light to fill the room, enhancing the fresh and clean atmosphere.

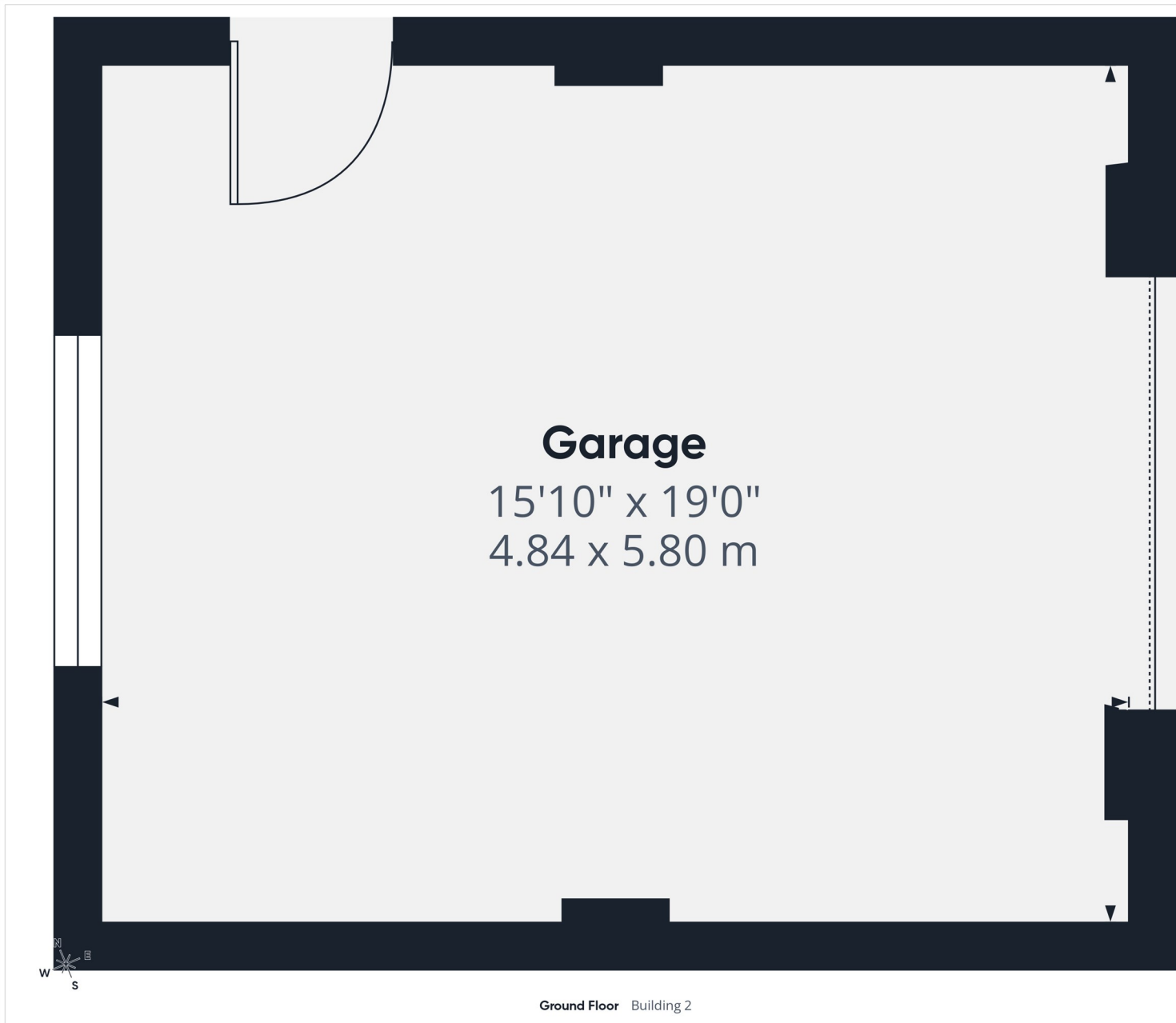
Garage

15'10" x 19'0"

The garage is a detached, substantial space with measurements allowing for parking and storage. It has windows and a door providing outside access, suitable for cars and additional utility needs.

Rear Garden

The rear garden offers a spacious lawn bordered by trees and shrubs, providing privacy and a peaceful outlook. A paved patio area adjacent to the house is ideal for outdoor seating and entertaining, while the extensive grassed space invites various outdoor activities and gardening possibilities.



Approximate total area⁽¹⁾
301 ft²
28 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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