

57 Blenheim Drive, Richhill, Armagh, County Armagh, BT61 9JQ

Asking Price £254,950

- Four bedroom detached property with double detached garage
- Two spacious reception rooms
- Three piece bathroom suite on ground floor
- Four spacious bedrooms
- Off street parking
- Fully enclosed private rear garden
- Kitchen with range of high and low level units
- Oil fired central heating

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			
Northern Ireland		EU Directive 2002/91/EC	

# 57 Blenheim Drive, Armagh BT61 9JQ

Hannath welcome to the market this four bedroom detached chalet in the highly sought after village of Richhill. Offering generous living accommodation throughout this property comprising of two reception rooms, four spacious bedrooms, main bathroom and kitchen with an array of wall and base units. This property further benefits from a detached double garage with upstairs, well maintained gardens, fully enclosed, off street parking and oil fired central heating. This property is the ideal home for a range of buyers. Its within a popular residential location and conveniently located for access to all local amenities. Early viewings are highly recommended.



### Hallway

3'3" x 23'1"

The hallway offers a welcoming entrance with tiled flooring and neutral walls. It features a pvc front door with decorative glass panels.

### Living Room 1

9'9" x 11'8"

This charming living room is enhanced by a characterful wood panelled ceiling and a striking dark wood fireplace with intricate detailing and tiling. The room is naturally bright, benefiting from a large window that overlooks the front garden. The flooring is a warm wood effect, creating a cosy and traditional space perfect for relaxing.

### Living Room 2

10'8" x 15'4"

The second living room provides a bright space. A large window floods the room with natural light, and the space is neutrally decorated, allowing for versatile furniture arrangements.

### Bedroom 1

12'1" x 9'11"

The main bedroom is a light-filled room with a large window and neutral décor. Laid in carpet

### Bedroom 2

8'7" x 9'4"

This bedroom offers a cosy, well-lit space. It has a fitted carpet and simple, neutral decor, providing a blank canvas for personal touches.

### Bedroom 3

14'0"x10'5"

Bedroom 3 is a comfortable room located upstairs, featuring light walls and carpeted flooring. The room benefits from skylights that allow plenty of natural light and a peaceful view outside.

### Bedroom 4

9'10" x 10'4"

Bedroom 4 is a comfortable room located upstairs, featuring light walls and carpeted flooring. The room benefits from skylights that allow plenty of natural light and a peaceful view outside.

### Bathroom

6'10" x 6'1"

The bathroom is a well-appointed room with modern tiling on walls and floor. It features a walk-in shower with glass screen, a vanity basin with storage underneath, a toilet, and a heated towel rail.

### Kitchen

10'9" x 16'2"

The kitchen is bright and spacious, fitted with a range of high and low level units providing ample storage. It features a tiled floor, a wooden panelled ceiling, and integrated appliances including an oven and hob. There is space for a dining table as well as access to the outside via a rear door.

### Garage

19'4" x 19'0"

The garage is a large double space with concrete flooring. It is accessed via large double doors and includes a utility room and a staircase leading to the upper floor.

### Utility Room

9'5" x 5'9"

The utility room offers practical space with a window and tiled flooring. It is plumbed for a washing machine and has a range of built in units.

### Upstairs in garage

19'6" x 12'10"

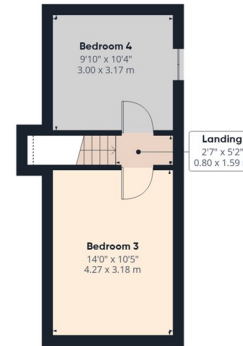
Upstairs in the garage is a spacious, carpeted room with a window providing natural light. This versatile space could be used as a gym, studio, or hobby room.

### Rear Garden

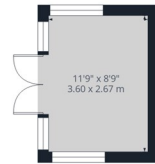
The rear garden is a well-maintained area featuring a paved patio, mature borders, and a lawn with a central pathway leading to a greenhouse and seating areas. It includes a wooden summer house and a raised deck with additional outdoor seating, creating an inviting space for gardening and relaxation.



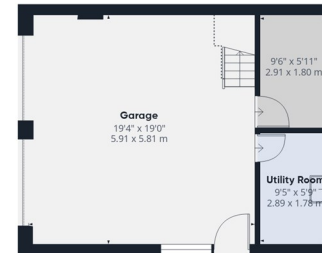
Ground Floor Building 1



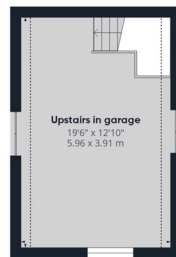
Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



Floor 1 Building 3



Approximate total area<sup>(1)</sup>  
 1885 ft<sup>2</sup>  
 175.2 m<sup>2</sup>  
 Reduced headroom  
 42 ft<sup>2</sup>  
 3.9 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.

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