



Hannath



Hannath



Hannath

12 Richmond Close, Tandragee, BT62 2JG

£264,950

- Four Bedroom Detached Family home with Integral Garage
- Utility
- Four Piece Fully Tiled Family Bathroom Suite
- Lounge with a Feature Stove
- Master Bedroom with a Private En-Suite
- Modern Kitchen/Dining with an Array of Sleek Fitted Units and Integrated Appliances
- Three Further Well Proportioned Bedrooms

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

12 Richmond Close, Tandragee BT62 2JG

Hannath Estate Agents are delighted to welcome this four bedroom detached family home with integral garage. Stepping inside, you're immediately drawn to an inviting lounge, which offers a feature stove. The superb open-plan kitchen and dining area boasts an array of sleek, modern fitted units and integrated appliances. For added practicality, the ground floor also conveniently hosts a dedicated utility room. Ascending to the first floor, there is a master bedroom complete with its own private en-suite, three further well-proportioned bedrooms & a stylish four-piece family bathroom suite beautifully completes the first-floor accommodation.



Hallway

17'7" x 6'2"

A welcoming hallway characterised by its glossy tiled flooring and neutral walls, creating a bright, airy entrance. The staircase features a modern glass and wood balustrade while the space under the stairs offers a space perfect for additional seating or storage.

Living Room

13'0" x 13'10"

This spacious living room benefits from plentiful natural light through a large front-facing window, illuminating the room's wood-effect flooring and soft neutral walls. A charming brick fireplace with a wood-burning stove serves as a focal point.

Kitchen/Dining

9'6" x 25'7"

A bright and airy kitchen/dining area featuring a galley-style layout with cream cabinetry contrasted by darker handles and wood-effect work surfaces. The kitchen includes integrated appliances and a tiled floor that extends through the space. The dining area at the far end benefits from large windows and a door leading outside, allowing plenty of natural light to flood in.

Utility

7'2" x 7'9"

A handy utility room with tiled flooring and neutral painted walls, fitted with wall cabinets for storage and plumbing for a washing machine. A door provides convenient access to the outside area.

Landing

7'11" x 6'2"

The first floor landing is carpeted with a subtle geometric pattern and provides access to all bedrooms and the family bathroom.

Master Bedroom

10'10" x 12'2"

The master bedroom is a comfortable room with light carpeting and soft neutral walls. It features a built-in wardrobe with mirrored sliding doors and benefits from an en-suite bathroom.

En-Suite

5'10" x 12'2"

A well-appointed en-suite bathroom featuring a white suite and a shower cubicle with stylish wood-effect wall panelling. The space is finished with light tiling and a chrome heated towel rail, benefiting from a skylight that floods the room with natural light.

Bedroom Two

10'10" x 9'5"

A double bedroom featuring built-in wardrobes. A large window offers plenty of natural light.

Bedroom Three

9'4" x 9'11"

This bedroom is comfortably sized with a sizeable window allowing natural light to fill the room. The space includes a built-in wardrobe.

Bedroom Four

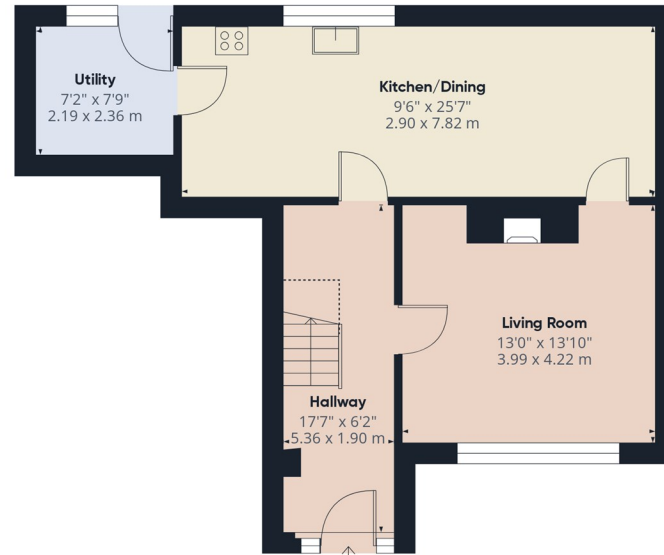
7'9" x 7'3"

Bedroom Four is currently arranged as a study. It features a window overlooking the front and built-in wardrobe.

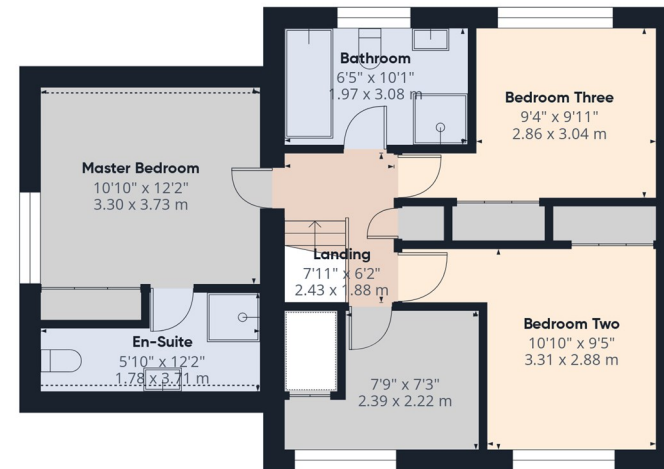
Bathroom

6'5" x 10'1"

The family bathroom is fitted with a white suite including a corner shower cubicle, vanity unit with wash basin, bath and a heated towel rail. Walls are tiled in neutral tones, with a window providing natural light and ventilation.



Ground Floor



Floor 1



Approximate total area⁽¹⁾
1195 ft²
111 m²

Reduced headroom
14 ft²
1.3 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.

GIRAFFE360