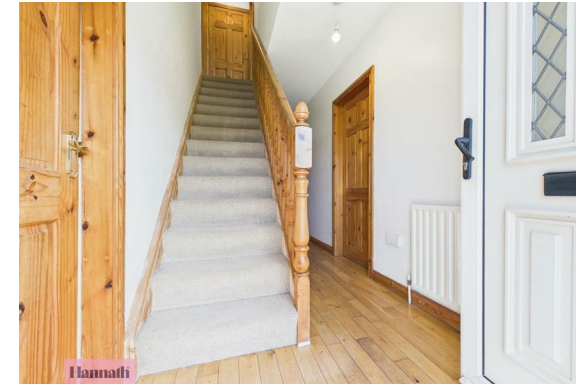




36 Blenheim Drive, Richhill, Armagh, BT61 9JQ

£190,000

- Three Bedroom Semi-Detached Chalet Bungalow with Countryside Rear Views
- Downstairs Fully Tiled Three Piece Family Bathroom Suite
- Off Street Parking
- Large Lounge with Open Fireplace
- Three Well Proportioned Double Bedrooms Including a Ground Floor Bedroom
- Viewing Strictly via Agent
- Open Plan Kitchen/Dining with an Array of High & Low Fitted Units
- Private Garden with Countryside Views

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		

36 Blenheim Drive, Armagh BT61 9JQ

Hannath Estate Agents are thrilled to present this impressive three-bedroom semi-detached chalet bungalow. Upon entry, you are welcomed by a cosy lounge featuring an open fireplace, which flows seamlessly into a spacious, open-plan kitchen/dining area; this heart of the home is equipped with high & low fitted contemporary cabinetry. The property further benefits from a downstairs fully tiled family bathroom suite and a ground floor bedroom. Upstairs, there are a further two well proportioned bedrooms. Outside, the home boasts a fully enclosed, private rear garden overlooking the countryside.



Hallway

5'8" x 15'10"

The entrance hallway welcomes you with its warm wooden flooring and a staircase leading to the first floor, creating a bright and inviting sense of arrival.

Living Room

10'5" x 14'4"

This comfortable living room features wooden flooring and a charming fireplace framed by a wooden mantel, offering a cosy focal point. A large window lets in plenty of natural light.

Kitchen/Dining

24'5" x 7'5"

The kitchen/dining area is a generous space with tiled flooring and wooden cabinetry that provides ample storage and work surfaces.

Bedroom 3

7'2" x 9'5"

Bedroom 3 is a cosy room located on the ground floor, with wooden flooring and a window that provides natural light and views outside.

Bathroom

7'3" x 6'2"

The bathroom is fitted with modern white sanitary ware including a corner shower with glass enclosure, a toilet, and a wall-mounted basin with storage. The tiled floor and walls create a fresh and clean atmosphere, while a window provides natural light and ventilation.

Bedroom One

10'7" x 12'10"

Bedroom One is a bright and spacious room featuring a large window that floods the space with natural light.

Bedroom Two

10'5" x 12'10"

Bedroom Two is a comfortable, well-lit bedroom with carpeting and a window overlooking the garden.

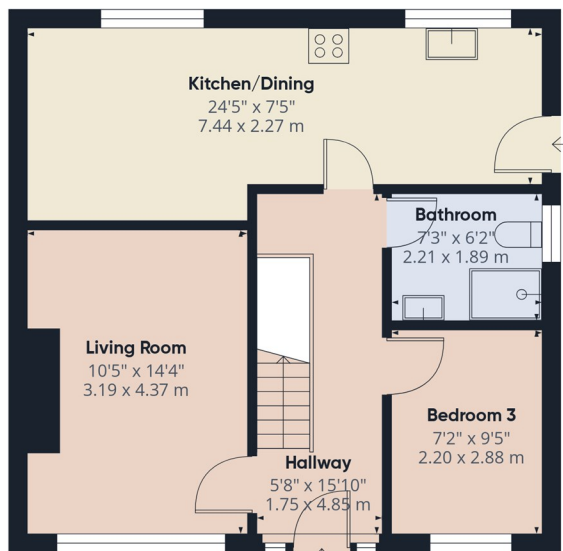
Rear Garden

The rear garden is a generous outdoor space combining a lawn with a paved patio area, ideal for outdoor seating and entertaining. It is bordered by fencing and mature planting, with an outbuilding providing additional storage or workspace.

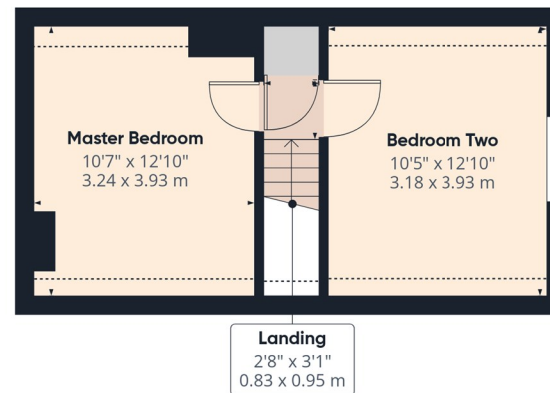
Outbuilding

9'3" x 16'4"

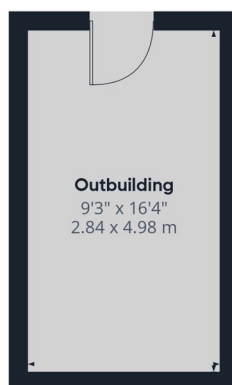
The outbuilding provides a sizeable additional space that could be used for storage, a workshop, or other uses. It has a practical layout and a door to the outside.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Hannath®

Approximate total area⁽¹⁾

983 ft²
91.4 m²

Reduced headroom

32 ft²
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.

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