

## 39 Knockamell Park, Armagh



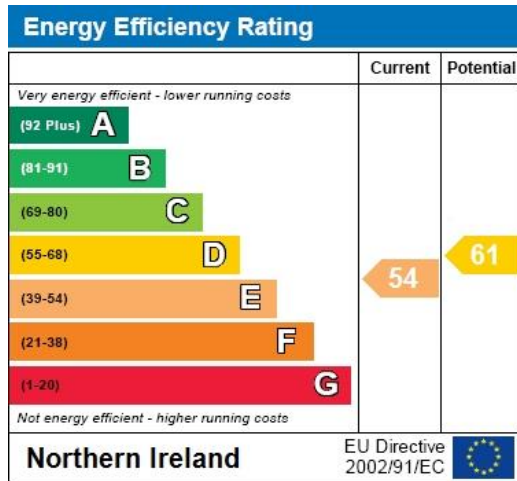
We are pleased to welcome 39 Knockamell Park to the market. This semi detached home is situated in a popular development on the edge of Armagh with all amenities within walking distance. Internally this home has been very well maintained, tastefully decorated and offers spacious family living across 3 floors. This property offers a garage with enclosed private garden to the rear. Overall this is a fine home in a great location and would be ideally suited to a 1st time buyer. Please contact our office to arrange a private veiwing of this property.

- 4 No. Bedrooms
- Gas
- Upvc Windows and Doors
- Private Parking with newly laid tarmac driveway
- Local Amenities Within Walking Distance
- Attic Conversion for fourth bedroom
- Newly fitted kitchen
- Newly fitted shower room
- Newly fitted sage green front door

**Price: Offers Over £135,000**  
**Viewing: By Appointment**

11-13 Scotch Street, Armagh, County Armagh, BT61 7BY

Tel: 028 3751 1166 Fax: Email: [info@propertylink-ni.com](mailto:info@propertylink-ni.com) Website: [www.propertylink-ni.com/](http://www.propertylink-ni.com/)



### Entrance Hall

13'1" (3.99m) x 5'9" (1.75m)

Entered through a new uPVC front door with glass side panel and ceramic tiled floor.

### Lounge

11'6" (3.51m) x 11'3" (3.43m)

A spacious lounge offering an open fire with mahogany surround, laminated wooden floor, open plan leading to dining room.

### Dining Room

12'3" (3.73m) x 8'7" (2.62m)

Good sized family dining space with glass sliding doors offering direct access to back garden.

### Kitchen

9'1" (2.77m) x 7'8" (2.34m)

High and low level white high gloss effect fitted units to include stainless steel sink and drainer unit, space for dishwasher and fridge, electric oven with hob and extractor fan over, tiled floor and part tiled walls, breakfast bar.

### Bathroom

7'8" (2.34m) x 5'8" (1.73m)

White bathroom suite comprising of sink in vanity unit, shower unit with electric shower, low flush WC and tiled floors.

### Bedroom 1

11'7" (3.53m) x 10'8" (3.25m)

Generous double bedroom offering rear aspect views, laminated wooden floor and built in wardrobes.

### Bedroom 2

11'1" (3.38m) x 8'1" (2.46m)

A generous second bedroom offering frontal aspect views, built in wardrobe and laminated wooden floor.

### Bedroom 3

8'1" (2.46m) x 6'0" (1.83m)

Box bedroom to suit a single bed with laminated wooden floor offering the access to the attic conversion.

### Bedroom 4 (Attic Conversion)

17'9" (5.41m) x 10'8" (3.25m)

Floor space to be used for a generous sized 4th double bedroom or office space, this bedroom offer direct sunlight via 2 velux roof windows with built in storage into the eaves.

### Outside

This home offers double parking to the front with direct access to an enclosed back yard with paved area and garden in lawn.

**OFFERS** :- Most of our clients require us to advise them on status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage to speak with Paul Mawhinney, out independent mortgage advisor