



THE Greenfields Way
Armagh
FINNIS

**4 Bed Detached
Offers over £239,500**

www.kinkaidresidential.co.uk

Kinkaid
RESIDENTIAL

GROUND FLOOR



FIRST FLOOR



ROOM DIMENTIONS

GROUND FLOOR

LOUNGE	4750 x 4200
KITCHEN, DINER, SUNROOM	6925 x 4200
UTILITY	2400 x 2300
WC	2000 x 1000
STORE (UNDER STAIRS)	1450 x 770

FIRST FLOOR

MASTER BEDROOM	3350 x 3075
ENSUITE	1750 x 2250
BEDROOM 2	3150 x 2400
BATHROOM	2513 x 2250
BEDROOM 3	3137 x 3150
BEDROOM 4	4137 x 3360

*Built-in wardrobe shown is an optional extra

A Beautifully designed 4 bedroom detached home with spacious gardens located in the popular greenfield development of Armagh.

Join Armagh's vibrant community with top-tier schools, convenient shops, exceptional healthcare facilities, and a plethora of entertainment venues. Experience a well-rounded lifestyle where education, convenience, and enjoyment converge seamlessly.

KITCHEN

- Choice of Standard fitted Kitchen doors and worktops*
- Integrated oven, hob and hood

BATHROOMS

- Range of white contemporary Sanitaryware
- Shower cubicle in Bathroom & Ensuite
- Tiled flooring
- Wall tiling splashbacks and floor to ceiling tiles in shower cubicles
- LED Feature Mirrors in Bathroom & Ensuite

DOORS & WINDOWS

- High efficiency UPvc Windows throughout
- Front door with high security multi-point locking system
- Chrome handles and ware

HEATING & VENTILATION

- Air Source Heat Pump
- Ground Floor Underfloor Heating
- Mains pressure hot water system with Hot Water storage Cylinder
- First Floor Radiators

GENERAL

- 10 Year Structural Warranty
- White painted walls and ceilings
- Combined USB/ Double sockets in Kitchen and Bedroom
- TV Points to Living Area, Sun room and master bedroom
- Master telephone socket
- Tarmac driveway with parking for 2 cars
- Paved paths and small patio area
- Tiled flooring in Hallway, Kitchen/dining & Sun room
- Carpets to Bedrooms, Landing and Living Area



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SITE MAP:



ESTATE AGENT:

Redian
— Real Estate —

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DEVELOPER:



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