



Deceptively Spacious 4/5 Bedroom Detached House With Double Garage
Offering 2,000 ft² Of Flexible Family Accommodation Over A Split-level Layout
Located In A Much Sought After Residential Development
On The Outskirts Of Richhill Village



18 Brentwood Park, Richhill, Co Armagh BT61 9JG

- Entrance hall with solid ash floor
- Lounge with open fireplace
- Family room with multi-fuel stove
- Dining room
- Oak kitchen with built in appliances
- Study
- Basement/Games room
- 5 Bedrooms (master with ensuite)
- Family bathroom with bath and separate shower
- Oil central heating
- Double glazed windows
- Tarmac driveway
- Double garage
- Enclosed rear garden laid in lawn
- Enclosed paved patio area

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		62
(39-54)	E		
(21-38)	F		30
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

PRICE GUIDE £275,000

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Entrance Hall

12' 2" x 6' 6" (3.71m x 1.98m) Mahogany front door with glazed side panel, solid ash floor, door to integral garage, door to family room

Family Room

13' 2" x 10' 2" (4.01m x 3.10m) Multi-fuel stove with granite hearth, feature T&G panelled ceiling

Study

10' 9" x 4' 3" (3.28m x 1.30m)

Lower Hall

12' 2" x 2' 10" (3.71m x 0.86m) Solid ash floor, ½ glazed doors to lounge, dining room and kitchen, door to basement room

Lounge

16' 3" x 13' 3" (4.95m x 4.04m) Feature bay window, mahogany fireplace with granite inset and hearth, corniced ceiling

Dining Room

15' 1" x 9' 10" (4.60m x 3.00m) Extended box bay window, corniced ceiling

Kitchen

13' 3" x 11' 10" (4.04m x 3.61m) Solid oak kitchen comprising high and low level units with solid granite worktops, 1½ bowl under-mounted stainless steel sink, integrated dishwasher, integrated fridge, lift-up door for concealed microwave, built-in eye-level double oven, ceramic hob, feature canopy with extractor fan, partially tiled walls, tiled floor, space for table and chairs, glazed PVC door to rear patio area

Basement Room/Games Room/Gym

16' 3" x 8' 10" (4.95m x 2.69m) Side storage area with fitted storage units 7' 5" x 6' 2" (2.26m x 1.88m)

Landing 1

18' 7" x 3' 0" (5.66m x 0.91m) Solid ash floor, shelved double door hotpress



Bedroom 1

13' 3" x 10' 0" (4.04m x 3.05m) Steps to ensuite

Ensuite

9' 4" x 8' 7" (2.84m x 2.62m) (at widest) Modern white suite comprising shower cubicle with thermostatic shower, vanity unit with wash hand basin, w.c., fully tiled walls, tiled floor

Bedroom 2

9' 11" x 9' 4" (3.02m x 2.84m)

Bedroom 3/Playroom

12' 10" x 11' 2" (3.91m x 3.40m) Velux window

Bedroom 4

13' 3" x 9' 10" (4.04m x 3.00m) Built-in wardrobe

Bedroom 5

10' 10" x 9' 8" (3.30m x 2.95m) 2 x built-in cupboards

Bathroom

9' 10" x 8' 8" (3.00m x 2.64m) Modern white suite comprising corner bath, corner shower cubicle with thermostatic shower, wash hand basin, w.c., fully tiled walls, tiled floor

Integral Garage

20' 6" x 17' 10" (6.25m x 5.44m) Two roller shutter doors (one remote controlled) utility area with fitted units, stainless steel sink and plumbing for washing machine

Outside

Front garden laid in lawn with mature shrubs

Tarmac driveway

Enclosed rear garden laid in lawn with view of open fields to rear

Enclosed paved patio area to side with boundary fencing

