



Deceptively Spacious 5 Bedroom Detached Chalet Bungalow
With Large Sunroom Offering Over 2,000 ft² Of Flexible Family Accommodation
Set On A Spacious Mature Site of Approx. Half An Acre
Views Of Open Countryside To The Rear

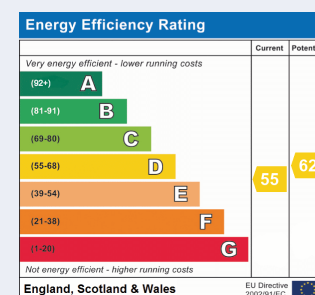


22 Richmond Heights, Richhill, Armagh BT61 9NJ

- Lounge with gas fire and solid oak floor
- Family room with fireplace
- Large sun lounge with multi-fuel stove
- Modern gloss kitchen with built-in appliances
- Utility room
- Five bedrooms (3 downstairs, 2 upstairs)
- Bathroom (downstairs)
- Ensuite (Upstairs)
- Study
- Integral garage
- Oil central heating
- PVC double glazed windows
- Mature gardens

PRICE GUIDE £325,000

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Entrance hall
13' 11" x 6' 10" (4.24m x 2.08m) PVC front door, mahogany balustrade staircase, dado rail, tiled floor

Lounge
16' 0" x 12' 0" (4.88m x 3.66m) Feature limestone fireplace with gas fire, corniced ceiling, solid French oak floor

Family room
12' 10" x 11' 0" (3.91m x 3.35m) Stone fireplace with granite hearth, laminate floor, double doors to sun lounge

Kitchen
14' 0" x 10' 0" (4.27m x 3.05m) Modern cream gloss kitchen comprising high and low level units with stainless steel sink, 'Bosch' integrated dishwasher, 'Neff' built-in double oven and ceramic hob, stainless steel extractor hood, 'Leibherr' integrated fridge, resin 'stone carpet' flooring, open plan to sun lounge

Sun lounge
19' 8" x 13' 0" (5.99m x 3.96m) Multi-fuel stove, resin 'stone carpet' flooring, double patio doors to rear garden

Utility room
10' 0" x 5' 0" (3.05m x 1.52m) Oak effect high and low level units, stainless steel sink, plumbed for washing machine, space for tumble dryer, fully tiled walls, tiled floor, door to integral garage, door to rear

Hallway to bedrooms
15' 7" x 3' 2" (4.75m x 0.97m) Tiled floor, cloaks/storage cupboard

Bedroom 3
11' 1" x 10' 4" (3.38m x 3.15m) Laminate floor

Bedroom 4
10' 11" x 9' 5" (3.33m x 2.87m) Laminate floor

Bedroom 5
10' 3" x 8' 2" (3.12m x 2.49m) Laminate floor

Bathroom
10' 10" x 5' 9" (3.30m x 1.75m) White suite comprising panelled bath corner shower cubicle with thermostatic power shower, vanity unit with wash hand basin, w.c., fully tiled walls, tiled floor, T & G PVC panelled ceiling

Landing
11' 2" x 3' 0" (3.40m x 0.91m) Shelved hotpress

Bedroom 1
13' 10" x 12' 1" (4.22m x 3.68m) Laminate floor, door to dressing room

Dressing room
11' 10" x 10' 0" (3.61m x 3.05m) Fitted wardrobes and shelving

Bedroom 2
15' 5" x 13' 9" (4.70m x 4.19m) (at widest) Laminate floor

Ensuite
6' 5" x 5' 10" (1.96m x 1.78m) White suite comprising corner shower cubicle with 'Mira Sport' electric shower, wash hand basin & w.c., fully tiled walls, tiled floor, T & G PVC panelled ceiling

Study
8' 2" x 6' 7" (2.49m x 2.01m)

Garage
19' 5" x 10' 0" (5.92m x 3.05m) Up and over door

Outside
Front garden laid in lawn
Spacious tarmac driveway
Enclosed rear garden laid in lawn with 'concrete impression' patio area, mature pebbled shrub beds with two water features and pond, lower level garden with mature shrubs and trees
Views of open countryside at rear

