

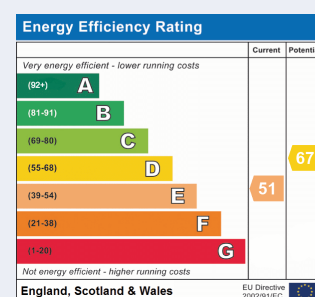


Charming Three Bedroom Bungalow
Located In A Cul De Sac Of Only Four Bungalows
On A Mature Site Of Approximately 0.3 Acres
In Need Of Some Modernisation



40 Moss Park, Richhill, Co Armagh BT61 9PT

- Entrance hall
- Lounge with brick /tiled fireplace
- Dining room
- Kitchen with high and low level units
- Three bedrooms
- Shower room with white suite
- Pvc double glazed windows
- Oil fired heating
- Spacious mature gardens



PRICE GUIDE £175,000

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This lovely bungalow is located in a small cul de sac of only four bungalows, in the popular development of Moss Park. Seldom does a property like this come onto the market, it should appeal to a diverse range of prospective buyers, whether you're a retiree seeking to downsize or a growing family looking for a bungalow away from a busy road with an extensive garden, for their children to play and explore. Whilst the bungalow could benefit from some modernisation, this would let the new owners put their own stamp on it and make it their own.

For further details or to make an appointment, please contact: The Property Spot.

Entrance porch

7' 10" x 3' 1" (2.39m x 0.94m) Glazed mahogany front door, glazed door to entrance hall

Entrance hall

7' 4" x 4' 2" (2.24m x 1.27m) Arched opening to dining room

Dining room

15' 3" x 8' 8" (4.65m x 2.64m)

Lounge

15' 4" x 13' 9" (4.67m x 4.19m) Recessed fireplace with brick/tiled hearth and T.V. shelf, corniced ceiling, glazed door to rear hall

Kitchen

13' 3" x 8' 6" (4.04m x 2.59m) Cream laminate kitchen comprising high and low level units with 1½ bowl stainless steel sink, plumbed for dishwasher, space for cooker, integrated extractor fan, space for fridge, built-in larder cupboard, partially tiled walls, T&G panelled ceiling, space for table and chairs, ½ glazed PVC door to rear

Rear hall

13' 10" x 2' 10" (4.22m x 0.86m) Storage cupboard, shelved hotpress

Bedroom 1

11' 5" x 9' 5" (3.48m x 2.87m) Built-in wardrobe

Bedroom 2

9' 9" x 9' 6" (2.97m x 2.90m) Wash hand basin

Bedroom 3

8' 5" x 8' 3" (2.57m x 2.51m) Built-in wardrobe

Shower room

8' 1" x 6' 5" (2.46m x 1.96m) White suite comprising corner shower cubicle with "Mira Sport" electric shower, wash hand basin, w.c., fully tiled walls, tiled floor

Outside

Front garden laid in lawn

Tarmac driveway

Enclosed rear garden laid in lawn with mature trees and views of fields to rear. Summer house with patio area.

Covered paved yard area with clothes drying line

Store at side, plumbed for washing machine

Garage

17' 6" x 8' 10" (5.33m x 2.69m) Up and over door

Directions

Directions : Drive into Moss Park, take first right then take the cul de sac on the left before you get to Moss Green.

