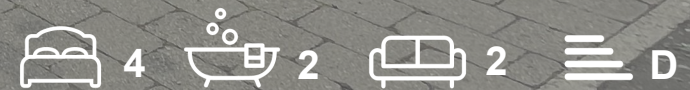




8 Chapel View

, Crossmaglen, BT35 9DD

**Asking Price £264,950**





# 8 Chapel View, Crossmaglen, BT35 9DD

A superb, detached family home situated in a quiet cul-de-sac location. Exuding warmth and character this property is finished to a high standard and has been tastefully decorated throughout. Walking distance of many amenities in the locality including; shops, cafes, bars, and Schools.

The well-appointed layout could be adapted to suit the occupier's requirements. Briefly comprising; entrance hall with under stair storage, separate lounge with feature multi fuel stove, an impressive open plan kitchen - dining plus utility room & w.c.

On the first floor are four bedrooms - principal with ensuite plus main bathroom. Further enhanced by uPVC frame double glazed windows and oil fired central heating. Externally the mature site has excellent, level generous gardens which are landscaped and provide lawns, patio area and well stocked beds in shrubs, trees and bushes and benefits from the corner site.

Early viewing is encouraged as demand is expected to be high as rarely does a property come to the market in this particular development.



### Entrance Hall

13'9" x 6'10" (4.2m x 2.1m)  
Cornice ceiling, door to:

### Living Room

10'9" x 15'1" (3.3m x 4.6m)  
Cornice ceiling, semi solid wood flooring, pot bellied stove and feature fireplace.



### Kitchen / Dining Room

11'9" x 18'0" (3.6m x 5.5m)  
Range of high and low level units. One and a half bowl stainless steel single drainer sink unit, integrated dishwasher, integrated double oven, 4 ring gas hob, stainless steel extractor fan over. Integrated fridge/freezer. Ceramic tiled floor. Spotlights. Double patio doors to enclosed rear garden and patio area.



### Utility Room & W.C

8'10" x 10'2" (2.7m x 3.1m)  
Range of units, work surfaces, single drainer stainless steel sink unit, plumbed for washing machine, space for tumble dryer. W.C, washing basin. Ceramic tiled flooring.

### Reception 2 / Office

17'0" x 10'2" (5.2m x 3.1m)  
Laminated wood flooring. Side entrance.

### Master Bedroom

16'8" x 10'5" (5.1m x 3.2m)  
Range of wardrobes with mirror fronted doors.

En-Suite - 2.2m x 1.0m  
Comprising low flush wc, vanity unit with wash hand basin, fully tiled shower cubicle, fully tiled walls.

### Bedroom 2

10'2" x 8'2" (3.1m x 2.5m)

### Bedroom 3

9'6" x 10'5" (2.9m x 3.2m)

### Bedroom 4

12'9" x 10'5" (3.9m x 3.2m)

### Family Bathroom

5'10" x 10'2" (1.8m x 3.1m)  
Comprising low flush wc, pedestal wash hand basin, panelled bath, fully tiled shower cubicle, fully tiled walls, extractor fan, spotlights.

### External

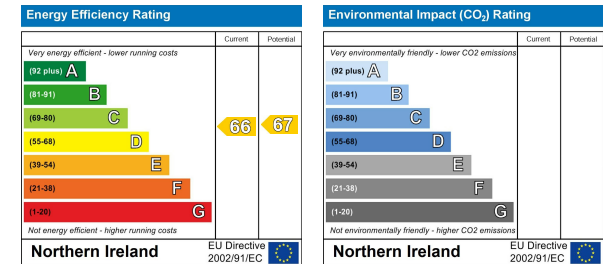
Driveway parking for three cars to front.

Superb gardens with mature shrubs, bushes, trees and fencing.

### Area Map



### Energy Efficiency Graph



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