

**Three Storey Mid Terrace Townhouse
In Need Of Refurbishment/Modernisation**

Ideally Located Overlooking The Mall



2 Mallview Terrace, Armagh BT61 9AN

- Entrance hall
- Lounge
- Kitchen (No Units Fitted)
- Four Bedrooms
- Bathroom (Only wc & wash hand basin fitted)
- Space At Rear For Redevelopment

PRICE GUIDE £125,000

These details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise as to their correctness. The vendor does not make or give, and neither Alastair Stevenson the Property Spot nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		55
(21-38)	F		
(1-20)	G	15	
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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Entrance Hall

19' 5" x 3' 4" (5.92m x 1.02m) Mahogany front door, under stairs cupboard

Lounge

21' 0" x 11' 0" (6.40m x 3.35m)

Kitchen

14' 8" x 11' 7" (4.47m x 3.53m) Low level unit, stainless steel sink

1st floor

W.C.

7' 9" x 7' 1" (2.36m x 2.16m) W.C. and wash hand basin. Hotpress

Bedroom 1

15' 8" x 10' 0" (4.78m x 3.05m)

Bedroom 2

10' 2" x 9' 7" (3.10m x 2.92m)

2nd Floor

Bedroom 3

17' 0" x 10' 3" (5.18m x 3.12m)

Bedroom 4

11' 0" x 10' 6" (3.35m x 3.20m)

Outside

There are two areas at the rear of the property that were modified for temporary use, they were roofed with corrugated iron and carpeted. This space would be ideal for an extension or possibly a parking area (subject to planning etc.)

Area 1 (20' X 16')

Area 2 (35'10 X 16'4)

