

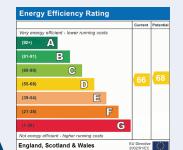


34 Laurel Drive, Laurelvale, Co Armagh BT62 2PP

- Entrance Hall
- Lounge With Sandstone Fireplace
- Beech Effect Kitchen
- Family Room / Bedroom 4
- Three bedrooms (Master With Ensuite)

- · Bathroom With White Suite
- PVC Double Glazed Windows
- Oil Fired Central Heating
- Gardens laid in lawn
- Tarmac Driveway











Semi- Detached House With Fields At Rear

Beech Effect Kitchen With Oven And Hob

Separate Family Room / Fourth Bedroom

Ideal For First Time Buyers

#### **Entrance Hall**

15' 2" x 7' 2" (4.62m x 2.18m)
Laminate floor, under stairs cupboard

### Lounge

14' 9" x 13' 1" (4.50m x 3.99m) Sandstone fireplace, laminate floor

## Family Room

9' 10" x 9' 7" (3.00m x 2.92m) Patio doors, laminate floor

#### Kitchen

10' 7" x 9' 8" (3.23m x 2.95m)

Beech effect shaker style kitchen with high and low level units, built-in oven, hob, extractor fan, 1/12 bowl stainless steel sink, plumbed for washing machine, partially tiled walls, tiled floor

# First Floor Landiing

Hotpress

## Bedroom 1

11' 6" x 10' 0" (3.51m x 3.05m) Built-in wardrobe, laminate floor





#### **Ensuite**

7' 2" x 3' 0" (2.18m x 0.91m)

White suite comprising walk-in shower with tiled walls, wash-hand basin, W.C., tiled floor.

## Bedroom 2

10' 9" x 10' 6" (3.28m x 3.20m) Built-in wardrobes, laminate floor

## Bedroom 3

11' 8" x 9' 8" (3.56m x 2.95m) Built-in wardrobes, laminate floor

## Bathroom

6' 9" x 6' 9" (2.06m x 2.06m)

White suite comprising panelled bath, wash-hand basin, W.C., partially tiled walls, tiled floor

## Outside

Front garden laid in lawn.

Tarmac driveway.

Enclosed rear garden laid in lawn with patio area.

Views from upstairs over fields at rear





