



**Detached Four Bedroom Home With Garage
In A Small Cul de Sac Fronting Onto The Armagh Road
Offering Flexible Family Accommodation**



6 Castle Rise, Tandragee, Co Armagh BT62 2NF

- Entrance hall
- Lounge with marble fireplace
- Dining room
- Family room
- Grey coloured kitchen
- Utility room
- Four bedrooms (master with en-suite)
- Shower room with modern suite
- PVC double glazed windows
- Oil fired heating
- Detached garage
- Summer house
- Gardens laid in lawn

PRICE GUIDE £209,500

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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	57	65
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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Entrance Hall

5' 6" x 5' 4" (1.68m x 1.63m) Composite front door, laminate floor

Lounge

14' 8" x 11' 9" (4.47m x 3.58m) Marble fireplace with pine mantle, semi solid oak floor, folding doors to dining room

Dining Room

10' 9" x 9' 10" (3.28m x 3.00m) Semi solid oak floor

Family Room

11' 0" x 10' 2" (3.35m x 3.10m)

Kitchen

11' 0" x 10' 7" (3.35m x 3.23m) Grey coloured kitchen with high & low level units, built in oven, hob, extractor fan, 1½ bowl stainless steel sink, hard wood worktops, partially tiled walls, breakfast bar, store cupboard

Utility Room

10' 8" x 4' 10" (3.25m x 1.47m) High & low level units, 1½ bowl stainless steel sink, plumbed for washing machine, partially tiled walls

1st Floor Landing

Hot press

Bedroom 1

13' 2" x 11' 8" (4.01m x 3.56m) Laminate floor

Bedroom 2

11' 1" x 10' 3" (3.38m x 3.12m)

Bedroom 3

10' 9" x 9' 2" (3.28m x 2.79m)

Bedroom 4

8' 3" x 7' 4" (2.51m x 2.24m)

En-suite

5' 10" x 5' 4" (1.78m x 1.63m) White suite comprising corner shower cubicle with tiled walls, wash hand basin, w.c., laminate floor

Shower Room

8' 4" x 6' 8" (2.54m x 2.03m) Modern suite comprising large shower cubicle, wash hand basin, w.c., fully tiled walls, tiled floor

Outside

Enclosed rear garden laid in lawn with patio area

Summer House

7' 6" x 5' 8" (2.29m x 1.73m) Garden shed, pergola with perspex roof

Garage

21' 6" x 10' 8" (6.55m x 3.25m) Roller door

