



**Three Bedroom Split Level Bungalow
Located At The Entrance Of A Popular Development
With Mature Gardens, Backing Onto Woodland**



1 Deans Walk, Richhill, Co Armagh BT61 9LD

- Entrance hall
- Lounge with vaulted ceiling
- Dining room with vaulted ceiling
- Oak effect kitchen with dining area
- Three bedrooms
- Attractive shower room
- PVC double glazed windows
- Oil fired heating
- Garage with pedestrian door
- Mature gardens

PRICE GUIDE £175,000

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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		65
(39-54)	E		
(21-38)	F		41
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



Three Bedroom Split Level Bungalow

Located At The Entrance Of A Popular Development

With Mature Gardens, Backing Onto Woodland

This lovely bungalow is located at the entrance to Deans Walk. It boasts a lovely feeling of space and light with the use of large windows and vaulted ceilings in the lounge and dining room.

Outside there are mature gardens and a large patio area at the rear. There is a mature woodland behind the bungalow which is a haven for birds and other wildlife.

It is ideally located, just off Sleepy Valley and convenient to Richhill village and the Fruitfield Foodhall.

Entrance Hall

9' 5" x 6' 8" (2.87m x 2.03m) PVC front door, wood panelled vaulted ceiling

Lounge

19' 5" x 11' 8" (5.92m x 3.56m) Mahogany fireplace with cast iron/tiled inset, picture window at front, wood panelled vaulted ceiling

Dining Room

12' 2" x 10' 6" (3.71m x 3.20m) Wood panelled vaulted ceiling, patio door

Kitchen

15' 10" x 8' 2" (4.83m x 2.49m) Oak effect kitchen with high and low level units, display cabinet, extractor fan, 1½ bowl sink, partially tiled walls, chinese slate floor, dining area

Rear Hall

14' 0" x 6' 2" (4.27m x 1.88m) Hot press

Bedroom 1

10' 3" x 9' 7" (3.12m x 2.92m)

Bedroom 2

13' 0" x 9' 9" (3.96m x 2.97m) Built in wardrobe

Bedroom 3

9' 7" x 8' 0" (2.92m x 2.44m) Built in wardrobe

Shower Room

6' 9" x 6' 0" (2.06m x 1.83m) White suite comprising corner shower cubicle, wash hand basin, w.c., tiled floor, walls are partially panelled and partially tiled, wood panelled ceiling

Outside

Shrubs at front, tarmac driveway.

Private rear garden with large paved patio area

Side garden laid in lawn with shrub beds

Block built shed

Garage

17' 0" x 10' 0" (5.18m x 3.05m) Pedestrian door at front

