



79 Richmond Drive, Tandragee, County Armagh, BT62 2GW

Asking Price £279,950

- Four bedroom detached property
- Master bedroom with en-suite and walk in wardrobe
- Utility Room
- Fully enclosed and private rear garden
- Three reception rooms
- Three further Double bedrooms
- Downstairs WC
- Kitchen/diner with a range of integrated appliances
- Four piece bathroom suite
- Oil fired central heating

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

79 Richmond Drive, BT62 2GW

Hannath are delighted to welcome to the open market this beautiful detached family home with integral garage set in the popular residential area of Richmond Drive, Tandragee. The ideal purchase for those wishing to find their forever family home, the property offers a great finish throughout with four bedrooms including master with en-suite and walk in wardrobe, three further double bedrooms, four piece bathroom suite, three receptions, kitchen/diner with a range of integrated appliances and a spacious and private fully enclosed rear garden. 79 Richmond Drive must be viewed to fully appreciate the many qualities this family home has to offer.



Entrance Hall

12'5" x 6'4"

Wooden Floors, single panel radiator

Living Room

19'6" x 12'1"

Open fire with surround feature fireplace, wooden flooring, bay window, double panel radiator

Sitting Room

12'5" x 10'4"

Wood flooring, single panel radiator

Kitchen

14'5" x 11'10"

Range of high and low level units, centre island, integrated appliances, space for fridge freezer, tiled flooring, double panel radiator

Dining area

11'9" x 10'4"

Tiled flooring, patio doors to rear

Utility room

15'11" x 5'5"

Space for washing machine, tumble dryer, range of units, tiled flooring, single panel radiator

W.C.

6'2" x 4'0"

Wash hand basin, w.c., tiled flooring, single panel radiator

Garage

18'4" x 11'2"

Bedroom 1

12'6" x 11'1"

In carpet, built in storage, single panel radiator

En-suite

5'11" x 5'11"

Three piece suite, shower unit, wash hand basin, w.c., tiled flooring, single panel radiator

Bedroom 2

11'9" x 9'8"

In carpet, single panel radiator

Bedroom 3

12'10" x 9'10"

In carpet, single panel radiator, built in storage

Bedroom 4

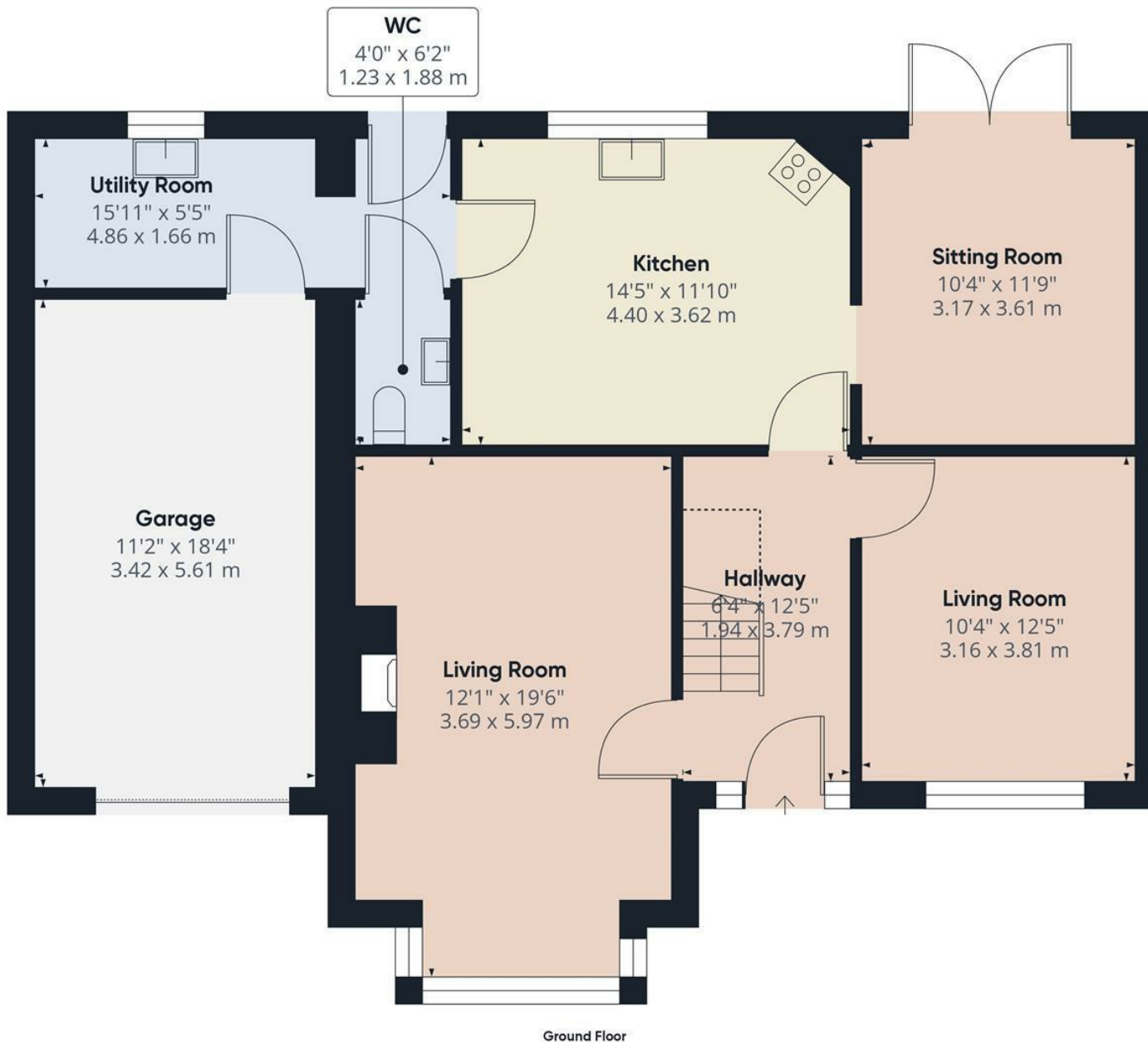
10'3" x 9'10"

In carpet, single panel radiator

Family Bathroom

8'5" x 8'1"

4 piece suite, bath, shower unit, wash hand basin, w.c., tiled flooring, double panel radiator



Hannath 20⁰⁴
years

Approximate total area⁽¹⁾

1041.08 ft²

96.72 m²

Reduced headroom

18.93 ft²

1.76 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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