

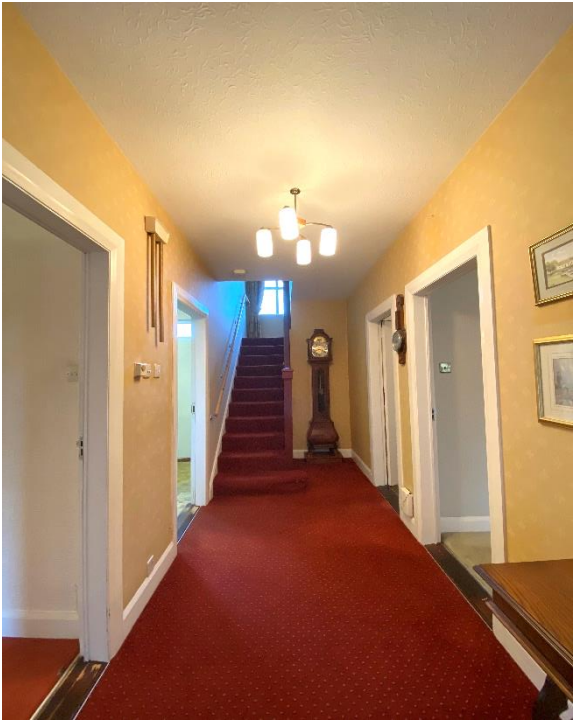
24 Mullaghbrack Road, Hamiltonsbawn, Armagh BT60 1JT



Offers from £175,000

Property Description

New to the market, this four-bed detached family home sits on a one acre site in a tranquil location between Markethill and Hamiltonsbawn, and within a 5 minute drive from the popular Gosford Forest Park. With ample gardens to the front and rear, this home enjoys idyllic views of the surrounding countryside. The property comprises of a spacious entrance hall, two reception rooms, kitchen, utility, four bedrooms and a garage for additional parking. Viewing for this property is essential.





Entrance Hallway

18' 4" x 5' 11" (5.599m x 1.813m)

Carpet flooring

Reception room 1

11' 11" x 11' 11" (3.625m x 3.624m)

Carpet flooring; Electric fireplace; PVC windows;
Inbuilt shelving units; TV point

Reception room 2

17' 0" x 11' 11" (5.183m x 3.625m)

Carpet flooring; Open fire with surrounding stone
fireplace; PVC windows

Kitchen

13' 1" x 9' 11" (3.978m x 3.017m)

Laminate flooring; TV point; Tiled walls; Regent stove;
Electric hob cooker; Upper and lower level storage
units; Back door leading to outside patio

Dining Room

14' 11" x 12' 8" (4.536m x 3.872m)

Carpet Flooring; Single Glazed, Crown-glassed
windows

Bedroom 1

15' 1" x 12' 2" (4.6m x 3.7m)

Laminate wood flooring, PVC windows

Bedroom2

11' 10" x 10' 10" (3.6m x 3.3m)

Carpet flooring, Built-in shelving, PVC windows

Bedroom 3

12' 2" x 9' 10" (3.7m x 3m)

Carpet Flooring, PVC windows, In-Built Shelving

Bedroom 4

8' 2" x 8' 2" (2.5m x 2.5m)

Carpet flooring, PVC windows



TOTAL FLOOR AREA: 1744 sq.ft. (162.1 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not
represent the current state of the property. Measurements are approximate. Not to scale.
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EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		44 E
21-38	F		
1-20	G	16 G	



Viewing:

By appointment only

Our Office is Open 6 days a week

Monday, Wednesday & Thursday	09:00 – 17:30
Tuesday	09:00 – 19:30
Friday	09:00 – 17:00
Saturday	09:00 – 12 noon

Rates

£1372* *Subject to change*

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uk/si/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Best Property Services Ltd. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Intending Purchasers

To assist you in your decision to move we will be pleased to call and advise you with regard to the value of your existing property without obligation. We are also in a position to introduce you to an independent Financial Advisor in respect of arranging a mortgage for this property – please contact us for details.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Best Property Services nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

REQUEST A VALUATION

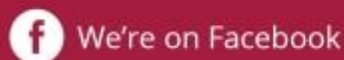
We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property. Let us help you make your dream move by ensuring your property receives maximum marketing exposure and the highest possible price. We look forward to hearing from you.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.



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