



## 28 Tandragee Road, Markethill, Armagh, County Armagh, BT60

Asking Price £275,000

- Four Bedroom Detached Family Home with a Detached Garage
- Sunroom
- Master Bedroom with a Large En-suite
- Large Garage with Electric Shutter (10'11" x 16'3")
- Two Reception Rooms at the Front including a Lounge with an Open Fireplace
- Utility
- Three Further Well Proportioned Double Bedrooms
- Kitchen/Dining with an Array of High Quality Fitted Units
- Downstairs WC
- Three Piece Partially Tiled Family Bathroom Suite



Approximate total area<sup>(1)</sup>  
972 ft<sup>2</sup>  
90.2 m<sup>2</sup>

Reduced headroom  
13 ft<sup>2</sup>  
1.3 m<sup>2</sup>

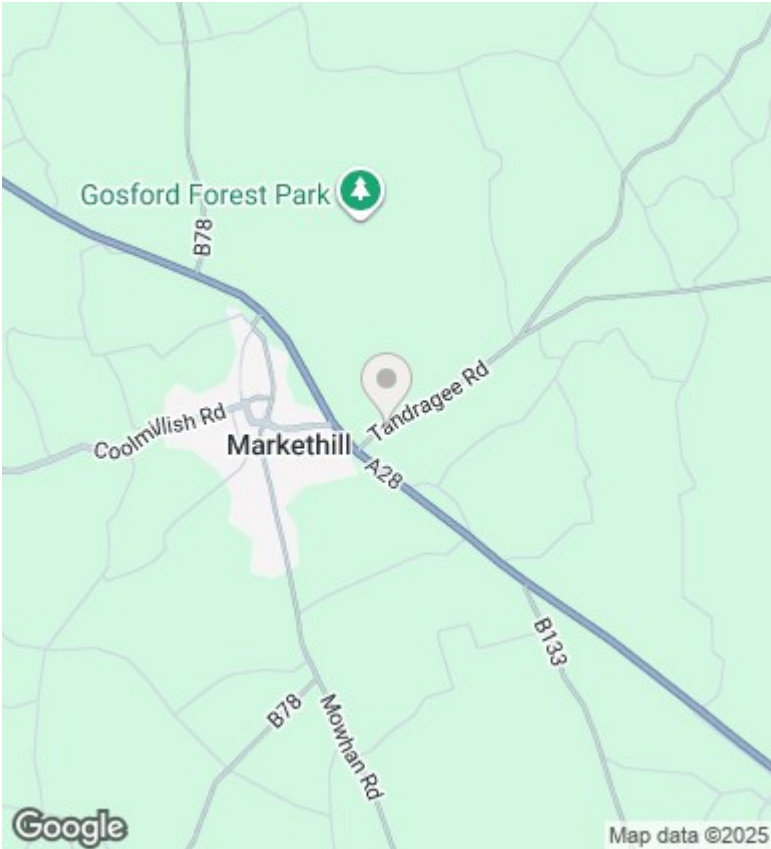
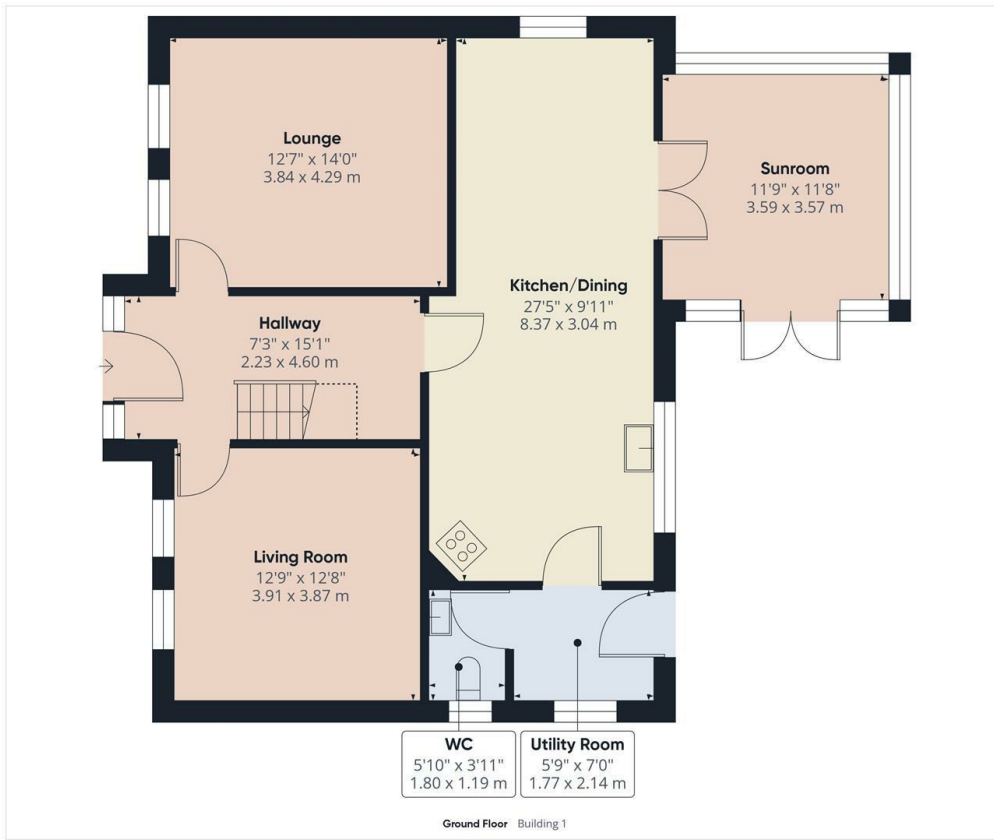
(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



## Directions

Located off the Tandragee Road in the ever Popular Village of Markethill. Located Close to the Main A28, Affording a Convenient Commute to Both Armagh and Newry and within Walking Distance to all Local Amenities, including Supermarket, Health Centre, Schools and a 1 Minute Walk from Gosford Forest Park.

## Viewings

Viewings by arrangement only. Call 02838 399911 to make an appointment.

## Council Tax Band

Northern Ireland

## EPC Rating:

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