

## 41 Kilmore Meadows, Kilmore, Armagh, BT61 8PA

£224,950

- Spacious Three Bedroom Detached Family Home
- Large Sun Room with Countryside Views
- Four Piece Fully Tiled Family Bathroom Suite
- Viewing is Strictly via Agent
- Lounge Featuring an Open Fireplace
- Downstairs WC
- Prefab Shed Wired for Electric, Brand New Boiler & Front Door
- Modern Kitchen/Dining Area with an Array of Sleek Fitted Units & Integrated Appliances
- Three Well Proportioned Double Bedrooms
- Oil Fired Central Heating

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		
<b>Northern Ireland</b>	69	72
EU Directive 2002/91/EC		

# 41 Kilmore Meadows, Kilmore BT61 8PA

Hannath Estate Agents is thrilled to present this spacious, three-bedroom detached family home, ideally situated at the end of a quiet cul-de-sac. The inviting lounge is a true highlight, featuring an open fireplace and bathed in an abundance of natural light. The open-plan kitchen and dining area showcases sleek fitted units and integrated appliances, seamlessly flowing into a generous sunroom that offers peaceful countryside views. Practicality is paramount with the inclusion of a convenient downstairs WC. The upper level comprises three well-proportioned double bedrooms, complemented by a four-piece fully tiled family bathroom suite.

Located off Kilmore Road in Kilmore.



### **Hallway**

16'3" x 3'10"

Tiled. Radiator.

Electric.

### **Lounge**

15'3" x 13'9"

Wood Flooring. Radiator. Open Fireplace. Bay Window.

### **Kitchen/Dining**

10'11" x 8'12"

A range of high & low level units. Integrated fridge/freezer. Eye Level Oven. Dishwasher. Extractor Fan. Tiled Flooring. Radiator.

### **Sun Room**

25'5" x 12'6"

Tiled Flooring. Radiator. Patio Doors.

### **Landing**

Carpet. Access to Roofspace.

### **Master Bedroom**

Carpet. Radiator.

### **Bedroom Two**

10'12" x 11'3"

Carpet. Radiator.

### **Bedroom Three**

8'9" x 6'10"

Carpet. Radiator.

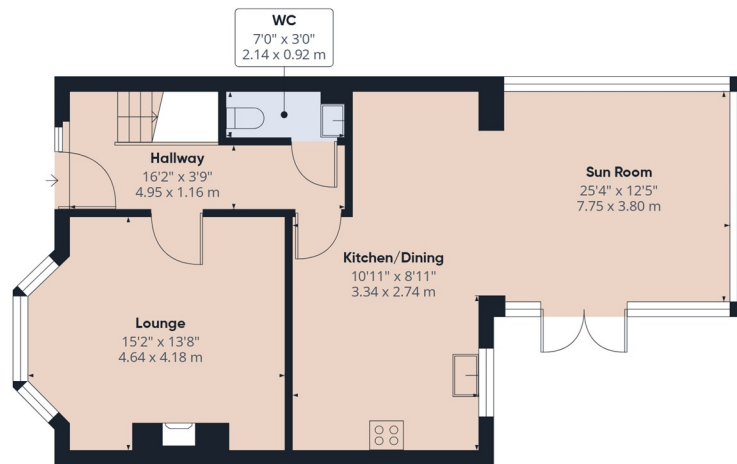
### **Bathroom**

7' x 9'5"

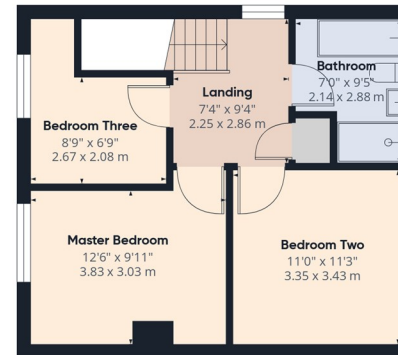
Modern Four Piece Suite. Shower Enclosure. Bath,. Low Flush WC. Pedal Wash Hand Basin. Tiled fully.

### **Prefab Shed**

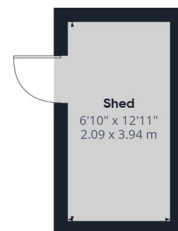
6'10" x 12'11"



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Hannath®**

**Approximate total area<sup>(1)</sup>**

1235 ft<sup>2</sup>

114.8 m<sup>2</sup>

**Reduced headroom**

1 ft<sup>2</sup>

0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**