

## 4 Mullalelish Road Richhill, Armagh, BT61 9JZ

Set in the charming village of Richhill and enjoying beautiful countryside views, this impressive detached family home offers generous and versatile accommodation ideal for modern family living. The property boasts five well-proportioned bedrooms, including a spacious ground floor master suite complete with a generous ensuite bathroom. The ground floor also features three reception rooms, comprising two inviting living rooms with fireplaces and a bright dining room with patio doors opening to the rear, perfect for entertaining or enjoying the sunny outlook. Upstairs, a substantial multi-use room provides excellent flexibility and could easily serve as a playroom, home office, or a private retreat for teenagers. Externally, the home sits on a superb sunny site and includes a double garage with a utility room. The addition of kennels presents a fantastic opportunity for anyone wishing to start or expand a business in this field. This is a rare opportunity to acquire a spacious countryside home with business potential, all within easy reach of local amenities in Richhill and larger towns of Portadown and Armagh convenient.

**Offers in the region of £279,950**

# 4 Mullalelish Road

Richhill, Armagh, BT61 9JZ



## Entrance Hall

## Lounge

19'6 x 12'11 (deepest points) (5.94m x 3.94m (deepest points))

## Living Room

13'5 x 12'6 (4.09m x 3.81m)

## Kitchen

17'8 x 11'9 (deepest points) (5.38m x 3.58m (deepest points))

## Dining Room

13'6 x 11'8 (4.11m x 3.56m)

## Bedroom 1

13'6 x 11'8 (4.11m x 3.56m)

## Ensuite

11'8 x 5'8 (3.56m x 1.73m)

## Bedroom 2

11'4 x 9'7 (3.45m x 2.92m)

## Ground Floor Shower Room

11'3 x 6'1 (3.43m x 1.85m)

## Rear hall

## Landing

## First Floor Reception

22'3 x 18 (6.78m x 5.49m)

## Bedroom 3

18'9 x 9'5 (5.72m x 2.87m)

## Bedroom 4

9'8 x 8 (2.95m x 2.44m)

## Bedroom 5

20'9 x 19'6 (deepest points) (6.32m x 5.94m (deepest points))

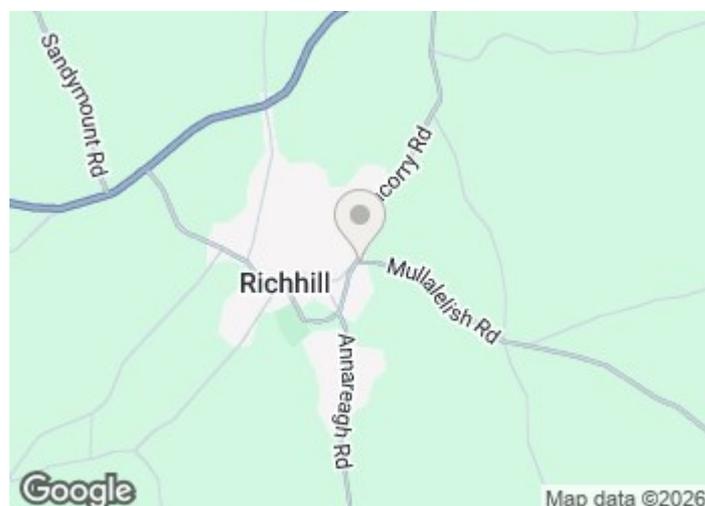
## Bathroom

7'11 x 7'2 (2.41m x 2.18m)

## Garage

23 x 19'4 (7.01m x 5.89m)

## Outside



[Directions](#)





## Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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