



**Detached Three Bedroom House
Oak Kitchen With Built In Appliances
Conservatory At Rear
In An End Of Cul De Sac Position**



22 Johnstown Lodge, Hamiltonsbawn, Armagh BT60 1JL

- Entrance hall
- Lounge with pine fireplace
- Oak kitchen with built in appliances
- Dining area with patio doors
- Conservatory
- Three bedrooms
- Bathroom with white suite
- Pvc double glazed windows
- Oil fired heating
- Rear garden with views over countryside

PRICE GUIDE £195,000

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92+) 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	
England, Scotland & Wales	EU Directive 2002/91/EC



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Entrance hall

14' 6" x 10' 0" (4.42m x 3.05m) Mahogany front door, tiled floor, under stairs storage cupboard.

Lounge

16' 2" x 14' 7" (4.93m x 4.45m) Pine fireplace with cast iron inset, glazed double doors to kitchen

Kitchen

21' 9" x 10' 9" (6.63m x 3.28m) Solid oak kitchen with high and low level units, built-in oven, hob, extractor fan, fridge, freezer, stainless steel sink, plumbed for washing machine, peninsula unit, partially tiled walls , tiled floor, open plan to dining area, patio doors to conservatory.

Conservatory

13' 9" x 8' 5" (4.19m x 2.57m) Tiled floor, patio doors

1st floor landing

Hotpress

Bedroom 1

13' 9" x 13' 0" (4.19m x 3.96m) Built in wardrobes

Bedroom 2

11' 7" x 10' 8" (3.53m x 3.25m)

Bedroom 3

7' 9" x 7' 4" (2.36m x 2.24m)

Bathroom

10' 0" x 7' 0" (3.05m x 2.13m) White suite comprising panelled bath, wash hand basin with vanity unit, WC, corner shower cubicle, half tiled walls, tiled floor

Outside

Front garden laden lawn

Tarmac driveway

Rear garden with patio area and pink pebbled area, overlooking surrounding countryside

