



**Superb Extended Two Bedroom Bungalow  
Full Of Character & Charm  
Landscaped Low Maintenance Gardens  
Lounge With Vaulted Ceiling & Patio Doors**



**43 Moss Park, Richhill, Co Armagh BT61 9PT**

- Entrance hall
- Lounge with vaulted ceiling
- Dining room
- Solid pine kitchen with granite worktops
- Two bedrooms
- Bathroom with white suite
- PVC double glazed windows
- Gas heating
- Attached garage
- Landscaped gardens

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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			
		76	83
England, Scotland & Wales			
EU Directive 2002/91/EC			

**PRICE GUIDE £225,000**

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This delightful bungalow sits proudly on a corner site in the ever-popular Moss Park area of Richhill. Lovingly maintained by its previous owner, the home is full of character and charm, with the added benefit of a rear extension that enhances both space and style.

The extension features a bright lounge with a reclaimed brick fireplace, vaulted ceiling, and patio doors that open onto a decked area, the perfect spot for relaxing while overlooking the mature side and rear gardens.

At the heart of the home is a solid pine kitchen, complete with built-in appliances and elegant granite worktops. Accommodation includes two well-proportioned bedrooms, one to the front and one to the rear, along with a stylish bathroom boasting a white suite, jacuzzi-style bath, and a large walk-in shower.

The gardens are beautifully landscaped yet low-maintenance, with a rockery to the side planted with an impressive variety of shrubs and plants.

This property would make an ideal choice for first-time buyers or those seeking a comfortable home to retire to in this highly regarded area.

#### Entrance Hall

6' 10" x 4' 2" (2.08m x 1.27m) PVC front door with stained glass panel, Chinese slate floor, arch to dining room

#### Bedroom 2

15' 7" x 13' 9" (4.75m x 4.19m) Solid oak floor

#### Dining Room

9' 4" x 8' 10" (2.84m x 2.69m) Chinese slate floor, patio door

#### Kitchen

13' 4" x 10' 10" (4.06m x 3.30m) Solid pine kitchen with high and low level units, display cabinets, granite works surfaces with 1 1/2 bowl under mounted stainless steel sink, built-in oven, hob, extractor fan, fridge, freezer, Chinese slate floor, partially tiled walls, arch to lounge

#### Lounge

23' 0" x 16' 8" (7.01m x 5.08m) Fireplace with reclaimed brick inset, and reclaimed be mantle, slate hearth, vaulted ceiling, solid oak floor, patio doors, large windows overlooking garden

#### Rear Hall

13' 10" x 2' 9" (4.22m x 0.84m) Solid oak floor, hotpress

#### Bathroom

8' 2" x 8' 2" (2.49m x 2.49m) White suite comprising 'jacuzzi' type bath, circular wash hand basin on wooden shelf, WC, large corner shower cubicle, partially tiled walls with natural stone tiles, natural stone tiled floor

#### Bedroom 1

11' 8" x 11' 4" (3.56m x 3.45m) Built-in unit comprising wardrobes & drawers

#### Outside

Front garden laid in lawn with shrub bed

Tarmac driveway

Private pebbled rear garden, planted with shrubs, feature birch trees

Large 'crazy' paved patio at side with rockery, planted with an abundance of flowers

#### Garage

17' 7" x 8' 10" (5.36m x 2.69m) Up & over door

