



## Luxury 6 Bed Bungalow For Sale in Derrynoose County Armagh



### Informazioni sull'Agente

Nome:	Niall Madden
Nome della ditta:	Esales Property Limited
Nazione:	United Kingdom
Experience since:	2002
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
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Languages:	English
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 400,692.57

### Posizione

Nazione:	United Kingdom
Indirizzo:	Crossband Road
Cap:	BT60 3HF
Pubblicato:	28/07/2023

Descrizione:

Luxury 6 Bed Bungalow For Sale in Derrynoose County Armagh Ireland

Esales Property ID: es5553697

### Property Location

60 Crossbane Road,  
Derrynoose,  
County Armagh  
Northern Ireland  
BT60 3HF

Price in UK Pounds £320,000

### Property Details



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With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, Ireland is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.

Esales Property are pleased to welcome this fantastic six-bedroom detached property to the open market. Situated on the Crossbane Road, No60 offers great panoramic views of the surrounding Derrynoose countryside. Comprising of 6 bedrooms and a number of reception room, this property is sure to be a hit with those hoping to upsize and reside in a quiet countryside location.

## Summary

- Detached Chalet Bungalow
- Six Bedrooms
- Mature Surrounding Gardens
- Large Sweeping Driveway
- Oil Fired Central Heating
- UPVC Double Glazing Windows

### Kitchen / Dining Area – 6.95m x 3.77m

Fully fitted kitchen offering high and low units. Integrated appliances to include, dishwasher, fridge freezer, double oven / grill and a gas hob cooker with over head extractor fan. Large breakfast isle, large dining area with patio doors and ceramic tiled flooring.

### Utility Room – 2.89m x 2.51m

Large utility room with ceramic tiled flooring high and low units, plumbed for washing machine and tumble dryer.

### Guest WC / Storage – 1.76m x 0.97m

Currently used as storage plumbed for WC and wash hand basin.

### Main living room – 5.43m x 4.28m

Large living room with solid oak flooring. Open fire place with gas in set and stone surrounds 2 x T.V points.

### Main bathroom – 3.45m x 2.65m

4 piece suite comprising of bath tub WC, wash hand basin and rainfall shower. Fully lined walls and flooring, large resist wall mirror.

### Bedroom 1 / Master – 4.33m x 3.51m

Large double bedroom with built in sliding wardrobes, wooden style flooring and a three piece en suite comprising of WC, wash hand basin and electric shower.

### Bedroom 2 – 3.49m x 3.17m

Large double bedroom with ample wardrobe space and wooden style flooring.



## Bedroom 3 – 3.51m x 3.02m

Large double bedroom with built in storage with a pull down double bed. Currently used as a study.

## Bedroom 4 – 3.54m x 3.48m

Large double bedroom with ample wardrobe space and wooden style flooring.

## First Floor

## Bedroom 5 – 4.76m x 4.44m

Large double bedroom with walk in wardrobe, wooden style flooring and TV point.

## Bedroom 6 / Library – 4.34m x 4.68m

Currently used as a library, fully shelved with bookcases, carpeted flooring, sitting area and access to eaves / attic space for storage.

## Landing

Large landing with sitting area and carpeted flooring.

## Shower-room – 2.64m x 1.46m

Three piece suite comprising of WC, wash hand basin and a double basin, shower with rainfall head, tiled walls.

## Hot-press / Storage room

Sizable storage room.

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## ABOUT THE AREA

Derrynoose is a village and civil parish in south County Armagh, Northern Ireland, 4.5 km south-west of Keady. The village lies partly in the townland of Mullyard and partly in the townland of Crossnamoyle.

Northern Ireland's smallest county, Armagh, knows how to punch above its weight. Its big open-hearted nature means within minutes of arriving, we'll make you feel like one of our own. Whether that's meeting the wildlife at Lough Neagh, exploring an ancient pagan ceremonial site, or tasting the cider that inspires the Orchard County's name.

Fans of St. Patrick are in for a treat. The story goes he built a church here back in 445AD. Today, in the Cathedral City, you've two impressive options to choose between. The twin-spired Roman Catholic Cathedral stands on a hill above the city. St Patrick's Church of Ireland Cathedral faces it across the valley, resting on the site of the original stone church. A bit of a climb, both are worth it for the stunning city views. And, when you get your breath back, there's a Middle-Aged crypt beneath the Cathedral which houses a fascinating collection of stone carvings. (Both cathedrals only available to view from outside for now).



Modern-day Armagh City is an adventure ground of narrow lanes, hilly streets and wonderful open spaces. A stroll along the tree-lined Mall is a great introduction to city life. Places like Red Ned's are ideal spots to soak up the atmosphere, while foodies can take their pick of restaurants or coffee houses. Uluru, Embers and the Mulberry Bistro are particular favourites and all family-friendly.

Within walking distance of the city centre, the 300-acre Palace Demesne was, until 1975, home to the Archbishops of the Church of Ireland. A walk around its parkland takes you from meadow to formal gardens via a Play Park, Green Gym and an inviting Garden of the Senses.

Yes, of course, it's a friendly place. But the eagle-eyed will spot a number of other willing companions as you wander around the city. Hiding in plain sight are a whole community of gargoyles, angels and fantastical creatures. They are the work of artist Holger Christian Lönze and a tribute to the city's sacred past, with 22 of them spend their days lurking behind drainpipes or hanging out at the library. You'll even find an angel helping out with post deliveries. Airmail, naturally.

## MAiN FEATURES:

- 200m<sup>2</sup> of living space
- 1000m<sup>2</sup> plot
- 6 Bedrooms
- 3 Bathrooms
- Private Garden
- Private Parking
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Ireland
- Many excellent sports facilities, walking and cycling areas nearby
- Rental Potential through Airbnb and Booking.com

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### Comune

Camere da letto:	6
Bagni:	3
Finito piedi quadrati:	200 mq

### Room details

Indoor Features:	Fitted kitchen
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### Utility details

Heating:	Si
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### Lease terms

Date Available:



## Informazioni aggiuntive

Virtual tour URL:

[https://www.youtube.com/embed/8QNnV0sQ-nU?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autopause=2&wmode=transparent](https://www.youtube.com/embed/8QNnV0sQ-nU?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autopause=2&wmode=transparent)

## Contact information

IMLIX ID:

IX4.693.304

