



FOR SALE



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33 Newtownhamilton Road, Armagh

EPC: TBC



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Head Office 29-31 Thomas Street, Armagh BT61 7PX

Tel: 02837 52 88 88 info@cps-property.com www.cps-property.com

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ABOUT THIS PROPERTY

This exceptional establishment offers up to nine rooms which are beautifully decorated and fitted with modern facilities to suite everyone. The lodge itself has a welcoming reception room, a spacious dining area overlooking the attractive driving range a bright conservatory area which leads onto the decking and contains 6 of the 9 rooms. These rooms range from Single, Double, Twin, Triple & Family are spacious and have en-suits. The Golf Driving Range area has fourteen sheltered bays, a separate bay set aside for Professional Tuition and also facilities for having your lesson on video. Floodlights are installed for those long winter nights. The house has an extra three rooms, a large open kitchen, a reception room and a conservatory.

Features

- 32" flat-screen TV with Freeview channels
- Hair-drier in every room
- Power Showers
- Free WI-FI.
- Fridge and an iron/ironing board

Outside

There is ample parking at the lodge and down at the driving range. The driving range has 14 bays and the lodge has a decking overlooking the driving range.

Mortgage Advice

For all your independent mortgage advice please avail of our services.

neil@cps-property.com
Stephen@cps-property.com

Mortgage Direct line: 028 95 622088

Hillview Lodge Accommodation

Reception:	5.10m x 4.00m
Ceramic tile flooring, double radiator, access to office, Room 1 and leads down to the dining area.	
Office:	3.10m x 3.40m
Wooden laminated flooring, double radiator, phone, TV and electric points, recordable CCTV system.	
Kitchen:	3.30m x 2.90m
TV and electric points.	
Storage:	3.50m x 2.50m
CCTV recorder and telephone system.	
Dining Room:	9.30m x 5.80m
Solid wooden flooring, double radiator x 3	
Conservatory:	6.20m x 4.70m
Ceramic tile flooring, ceiling fan, double radiator x 2, access to the decking area.	
Attached Concrete Shed:	16m x 10m
3 phase Electric	
Bedroom 1:	4.60m x 3.70m
Ensuite:	2.90m x 2.00m
Description:	Disabled Facilities
Bedroom 2:	4.60m x 3.40m
Ensuite:	2.60m x 1.70m
Description:	Twin Facilities
Bedroom 3:	4.30m x 3.50m
Ensuite:	2.30m x 1.70m
Description:	Twin Facilities

NOTE: These particulars are given on the understanding that they will not be construed as part of a **CONTRACT, CONVEYANCE OR LEASE**. Whilst every care has been taken in compiling this information, we can give no guarantee as to the accuracy thereof and enquirers are recommended to satisfy themselves regarding these given particulars.

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Hillview Lodge Accommodation

Continued...

Bedroom 4:	4.60m x 3.60m
Ensuite:	2.40m x 1.80m
Description:	Twin Facilities
Bedroom 5:	3.08m x 3.00m
Ensuite:	2.40m x 1.80m
Description:	Double Facilities
Bedroom 6:	4.80m x 4.80m
Ensuite:	2.50m x 1.70m
Description:	Family Facilities

***200 yard driving Range with 14 bays

***90k/w generator in container towards the rear



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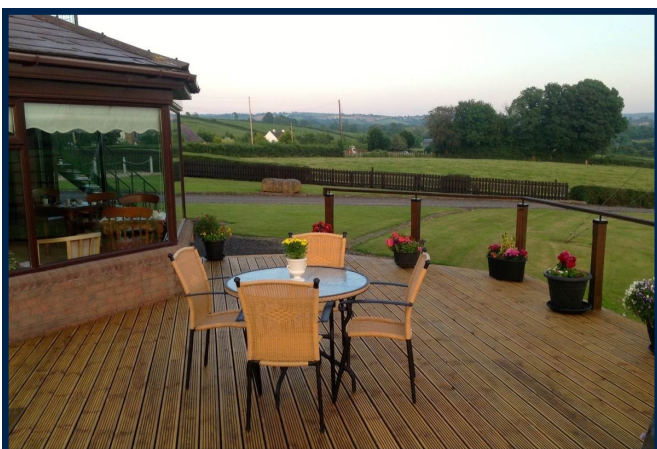


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Dwelling Accommodation

Reception: 5.00m x 4.00m
Electric fire, carpeted flooring, electric and phone points

Main bathroom: 4.00m x 2.50m
4 piece suite comprising of W/C, wash hand basin, bath and shower.

Master Bedroom: 3.90m x 2.80m
TV, electric and phone points, single radiator.

Kitchen: 5.30m x 3.60m
Fully fitted high and low units, ceramic tiled flooring, wash hand basin, TV and electric, double radiator x 2, electric hob.

Private Kitchen: 3.20m x 1.70m
Gas hobs, electric cooker, stainless steel sink, electric and phone points, tiled walls and floor.

Conservatory: 3.60m x 3.00

Bedroom 7: 3.50m x 3.10m
Ensuite: 2.10m x 1.20m
Description: Double Facilities

Bedroom 8: 3.50m x 3.10m
Ensuite: 2.10m x 1.20m
Description: Double Facilities

Bedroom 9: 3.30m x 4.00m
Ensuite: 1.90m x 1.50m
Description: Double Facilities

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