

The OKT logo is located in the top right corner. It consists of the letters 'OKT' in a bold, sans-serif font, with the 'O' and 'K' stacked above the 'T'. The logo is white and is set against a yellow triangular background that points towards the bottom right.

FOR SALE

**9 Umgola Mews,
Armagh, BT60 4EQ**

3 Bed Mid-Terrace House
Extending to c. 63 sq m
(680 sq ft)

okt.co.uk



LOCATION

Armagh is one of Northern Ireland's principal market cities located some 40 miles south west of Belfast and c. 15 mins drive to the Border with Ireland.

The city has a wide range of services and amenities together with a variety of schools and further educational facilities.

The subject is located within Umgola Mews off the Armagh Road to the South of the City Centre.

DESCRIPTION

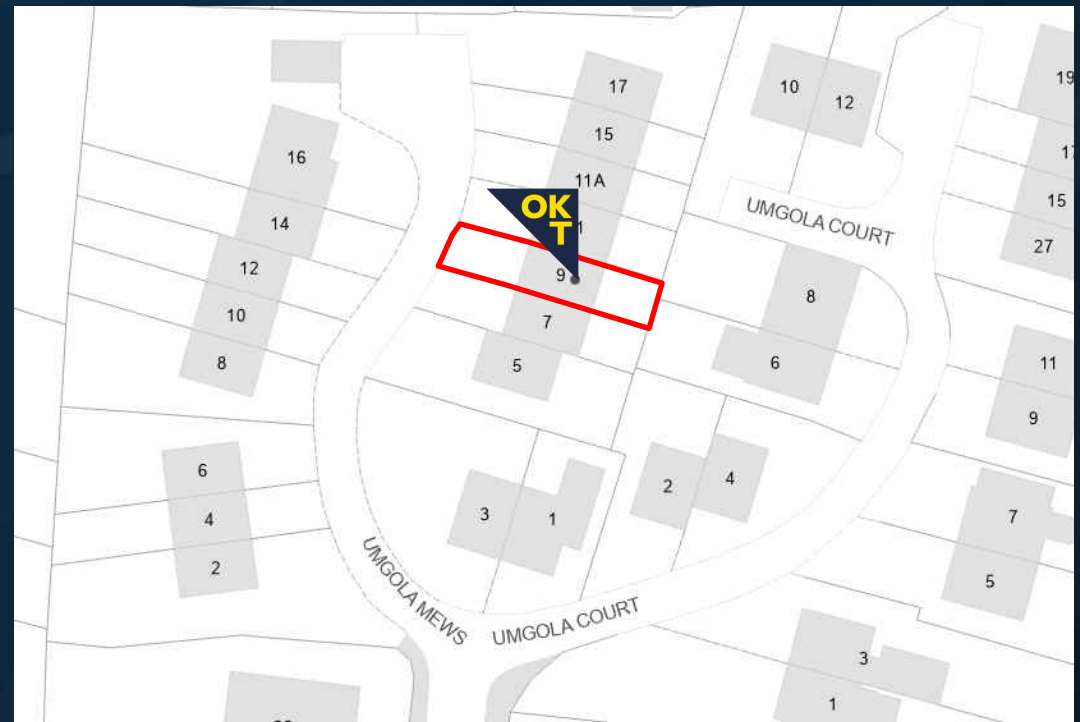
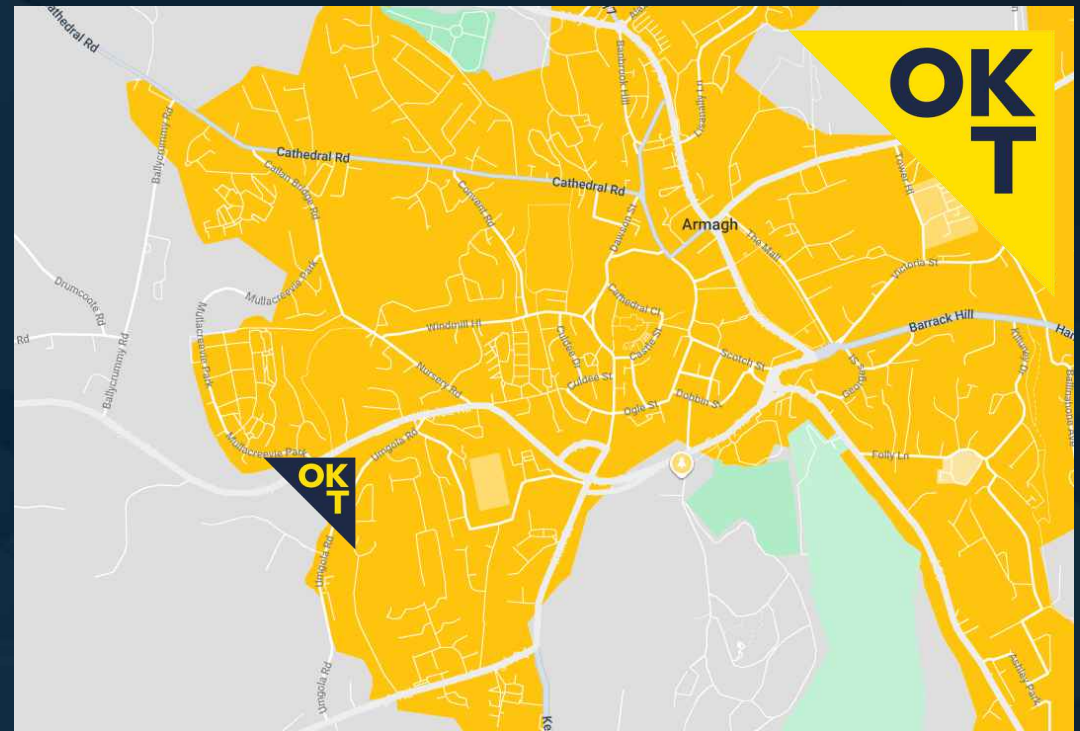
The subject comprises of a well presented 3 bedroom, mid terrace property with off street parking and an enclosed rear yard.

The accommodation includes a living room and kitchen on the ground floor with 3 no. bedrooms and a bathroom on the first floor.

The property is in a good condition and benefits from double glazed uPVC windows, an oil heating system and would be suitable for a first-time buyer or investor seeking a property with strong rental potential.

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Living Room	15.2	164
Kitchen	15.4	166
Outdoor Rear Store	3.3	35
FIRST FLOOR		
Bedroom 1	9.0	97
Bedroom 2	8.2	88
Bedroom 3	6.8	73
Hotpress	1.3	14
Bathroom	4.0	43
TOTAL ACCOMMODATION	63.0	680





9 Umgola Mews, Armagh



Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukxi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

File No: 10320

SALES DETAILS

PRICE: Offers over £70,000

TITLE: Held by way of Long Leasehold of 999 Years from 1 April 1986

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction.

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV

Capital value: £65,000

Estimated rates payable in accordance with LPS Website: £686.34.

All perspective purchasers should make their own enquiries to confirm the NAV / rates payable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

Viewing Arrangements

Open viewings have been arranged for the following times:

Thursday 6th November 2025 @ 4.00 – 5.00 p.m.

We have been instructed to set a closing date with initial bids must being placed prior to 12 NOON ON THURSDAY 13 NOV 2025 to ensure inclusion in the next round of bidding.

We will only be accepting further bids after this date from parties who have already made an initial bid, providing the information below. A bid must include the following;

- Purchaser name and full contact details.
- The proposed offer amount in pounds sterling.
- Confirmation that your offer is not subject to any conditions
- Proof of funds must be provided, by way of a bank statement or confirmation of funds letter from your bank, accountant or solicitor.
- Purchaser ID – passport / driving licence & utility bill (dated within the last 2 months)
- Your solicitor details.

Please note, the vendor reserves the right not to accept the highest, or indeed any, offer made.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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