

simon**BRIEN**
RESIDENTIAL

8b Ardaragh Road,
Newry, BT34 1NY



Asking Price £550,000

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Attractive Recently Constructed Detached Family Home
- Deceptively Spacious Accommodation extending to 3600 sq ft
- Six Bedrooms [Dressing Room off Bedroom 1]
- Living Room and Sun Room
- Luxury Fully Fitted Kitchen with Central Island open to Dining
- Utility Room and Downstairs Cloakroom
- Family Bathroom, 2 Ensuities and Additional Shower Room
- Oil Fired Central Heating, Zoned Heating
- Alarm and CCTV
- High Fibre Broadband
- Double Glazing
- Studio/Annex extending to 850 sq ft with Kitchen/Living Area/Shower Room an Bedroom
- Elevated Site with Stunning views over surrounding countryside to Mourne Mountains
- Generous Gardens
- Electric Gates leading to Tarmac Driveway with Excellent Parking
- Pleasant Rural Location – Newry 6 miles/Banbridge 9 miles/Belfast 35 miles
- Viewing by Private Appointment

DESCRIPTION

Beautifully situated in the heart of the Co Down Countryside the property benefits from all the attributes of rural living and has stunning panoramic views from its elevated position towards the Mourne Mountains. Newry is 6 miles away, Banbridge 9 miles and Belfast 35 miles with nearly motorway networks providing excellent provincial connections and to the South

The property which has recently been constructed extends to 3600 sq ft and has well proportioned family accommodation deceptive from an external appraisal. Adaptable to suit individual requirements there is the option of a six bedroom layout, dressing room off Bedroom 1, two reception rooms, superb kitchen/dining together with family bathroom, two ensuities, additional shower room, utility room and downstairs

Externally the site extends to half an acre with large gardens and studio/annex that extends to 850 sq ft with a kitchen/living area, shower room and first floor bedroom/study.

Likely to be of interest to the family wanting to set up home in the country viewing is by private appointment through our Belfast Office on 02890 668888

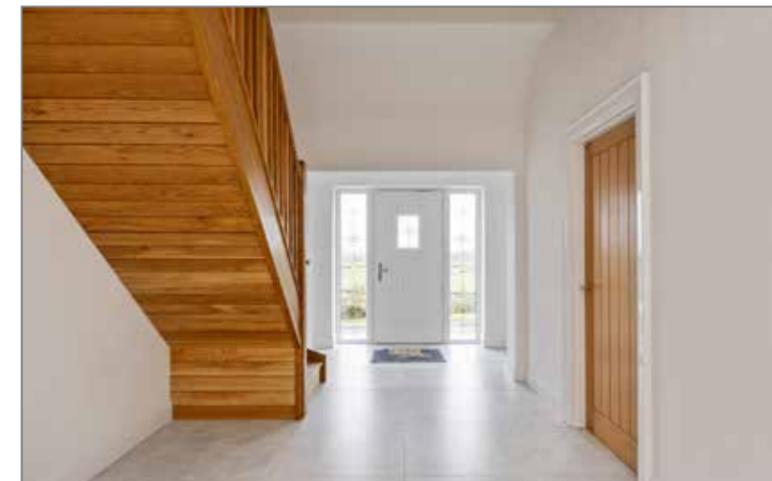


ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

Composite Door to Entrance Hall, tiled floor, Storage Cupboard and Hotpress



CLOAKROOM:

WC and wash hand basin.



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UTILITY ROOM:
7' 4" x 7' 3"
(2.24m x 2.21m)



LIVING ROOM:
18' 6" x 15' 6" (5.64m x 4.72m)

Hole in wall fireplace, double doors to



KITCHEN/DINING:
20' 5" x 19' 6" (6.22m x 5.94m)

Range of High and Low Level units, Central Island Unit, Bosch appliances, oven and hob, fridge freezer, integrated dishwasher. American style fridge freezer, microwave, quartz worktops and quooker hot tap. Double doors to –



SUN ROOM:
19' 6" x 13' 7" (5.94m x 4.14m)

Vaulted ceiling.



BEDROOM (1):
16' 0" x 12' 8" (4.88m x 3.86m)



ENSUITE BATHROOM:

Shower Enclosure, WC and wash hand basin.



BEDROOM (2):
12' 4" x 11' 0" (3.76m x 3.35m)



BEDROOM (3):
11' 7" x 11' 1" (3.53m x 3.38m)



BATHROOM:

Panelled bath, mixer taps, shower enclosure, WC and wash hand basin.



FIRST FLOOR

BEDROOM (4):
16' 9" x 13' 2" (5.11m x 4.01m)



DRESSING ROOM:
13' 7" x 7' 7" (4.14m x 2.31m)



ENSUITE BATHROOM:
Shower Enclosure, WC and wash hand basin.



BEDROOM (5):
21' 1" x 20' 3" (6.43m x 6.17m)



BEDROOM (6):
12' 4" x 8' 11" (3.76m x 2.72m)



SHOWER ROOM:
Shower Enclosure, WC and wash hand basin.



OUTSIDE
STUDIO/ANNEX

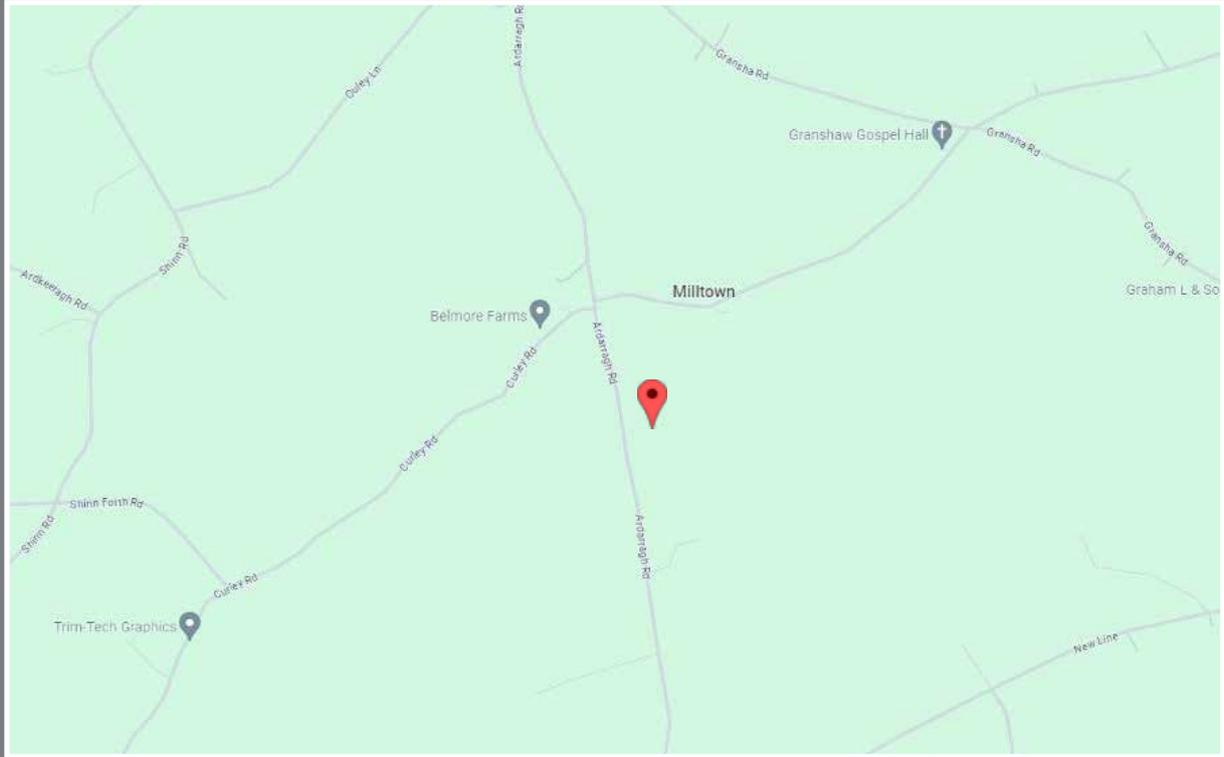
GROUND FLOOR
21' 8" x 21' 3" (6.6m x 6.48m) Kitchen area and Shower Room.

FIRST FLOOR 21' 3" x 15' 5" (6.48m x 4.7m) Electric gates, gardens in lawns, generous parking.





Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/B/24/SD



	Current	Potential
Very energy efficient - lower running costs		
A		
B		
Awaiting EPC Rating Information		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		

EPC REF: XXXXXXXXXXXXXXXXXXXXXXX

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