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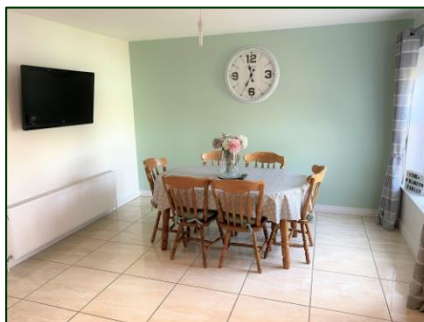
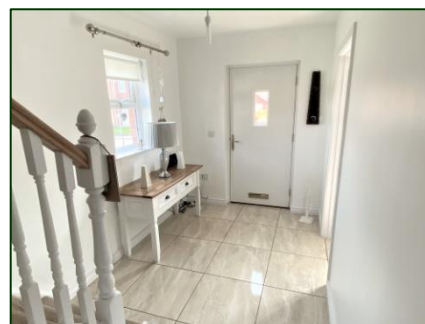
49 Carn Valley Rathfriland

BT34 5GA

Semi Detached House



This spacious semi detached house is located just off the Hilltown Road in Rathfriland. The property is finished to an exceptional standard internally and externally. There is good car parking to the side and a detached garage.



- Sitting Room, Kitchen/Dining Area, Utility Room
- 3 Bedrooms (1 En Suite), Bathroom, Cloakroom
- PVC Fascia and Soffit
- Oil Fired Heating
- Detached Garage
- Front and rear gardens
- Price: Offers in the Region Of £157,000

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

THE PROPERTY COMPRISES:

Ground Floor

Entrance Hall: Composite front door, tiled floor.

Cloakroom: W.C, WHB, tiled floor.

Sitting Room: 10' 4" x 16' 0" (3.15m x 4.87m) Stone fireplace with cast iron inset and polished granite hearth. Grey laminate floor.

Kitchen/Dining Area: 17' 7" x 12' 5" (5.36m x 3.78m) (both widest) Range of high and low level units with grey shaker style laminate doors and laminate work surface. Integrated oven and ceramic hob, stainless steel extractor fan. Stainless steel sink and drainer, integrated dishwasher. Tiled floor, recessed lighting, large Dining Area.

Utility Room: 5' 3" x 6' 7" (1.60m x 2.01m) (both widest) Built-in units, plumbed for washing machine, tiled floor.

First Floor

Bedroom (1): 10' 5" x 12' 5" (3.17m x 3.78m)

En Suite Shower Room: White suite comprising W.C, WHB, shower cubicle with thermostat shower. Part wall tiling, tiled floor.

Bedroom (2): 9' 7" x 12' 10" (2.92m x 3.91m) (both widest)

Bedroom (3): 7' 8" x 9' 0" (2.34m x 2.74m)

Bathroom: White suite comprising W.C, pedestal WHB, panel bath, shower cubicle with thermostat shower. Wall tiling, tiled floor.

Airing Cupboard:

External: Front - Tarmac driveway, lawn, flowerbeds with shrubs.
Rear – Patio with brick paving, lawn, wooden fencing. PVC oil tank, water tap.

Detached Garage: 11' 1" x 18' 9" (3.38m x 5.71m) (both widest) Roller door, light and power points, oil fired boiler.

Viewings: By appointment with the agents.

