

**shooter**  
property services

Bringing Property  
and People Together



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	73
(39-54)	E		
(21-38)	F		
(1-20)	G		

NEWRY  
82 Hill Street  
Newry  
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www.shooter.co.uk

Shooter Property Services (Newry) LTD trading as Shooter Property Services in Newry, is a limited company registered in Northern Ireland with registered number NI645188. Our Registered office is 82 Hill Street, Newry, Co Down BT34 1BE.

7 Shinn Road  
NEWRY BT34 1PF

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This luxury three reception, four bedroom detached residence extending to circa 2880 sq.ft. offers ideal, well planned family accommodation in this semi-rural location within easy commuting distance of Newry and Rathfriland. The property has been internally finished exceptional high specification, is presented in very good decorative order and includes all those features expected of modern day living. The thoughtfully planned reception rooms are complemented with spacious bedrooms, mature rear gardens / patio and detached garage.

Early internal inspection is highly recommended by the selling agents

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for sale



£310,000

# 7 Shinn Road NEWRY BT34 1PF

For Appointments  
Telephone: (028) 30260565



## Entrance Porch

4' 1" x 6' 6" (1.24m x 1.98m)

Hardwood front door and double glazed side screens.  
Ceramic tiled floor.

## Entrance Hall

13' 2" x 11' 6" (4.01m x 3.50m)

Spacious entrance hall with featured oak staircase to first floor. Telephone point.

## Living Room

13' 0" x 14' 8" (3.96m x 4.47m)

Marble fireplace and hearth with open fire, telephone point.

## Lounge

16' 4" x 13' 0" (4.97m x 3.96m)

Wooden fireplace with granite hearth and open fire.  
Telephone and television points, light dimmer switch.  
Glass panelled double doors to kitchen / diner.

## Kitchen/Diner

14' 4" x 29' 3" (4.37m x 8.91m)

Extensive range of solid oak kitchen units with integrated oven, hob, fan, dishwasher and American fridge. Television and telephone points. Single drainer sink unit and ceramic tiled floor. Dining area with double doors to sun room.

## Sun Room

13' 0" x 13' 0" (3.96m x 3.96m)

PVC double glazed patio doors. Television point and recessed ceiling lights, ceramic tiled floor.

## Rear Hall

Store off. Ceramic tiled floor and PVC double glazed door to rear.

## Utility Room

7' 6" x 6' 1" (2.28m x 1.85m)

Off hallway. Range of fitted high and low level units with single drainer sink unit. Plumbed for washing machine.

## Shower Room

7' 6" x 3' 8" (2.28m x 1.12m)

Off hallway. Walk in electric shower, toilet and wash hand basin. Ceramic tiled walls and floor, extractor fan.

## First Floor

### Second Landing

2 no. double glazed velux windows. Recessed ceiling lights. Hotpress off.

### Bedroom 1

15' 2" x 13' 0" (4.62m x 3.96m)

To front. Telephone and television points. Walk in wardrobe off.

### En-suite off

5' 4" x 6' 4" (1.62m x 1.93m)

Walk in shower, toilet and wash hand basin. Fully tiled walls, recessed ceiling lights and extractor fan.

### Bedroom 2

13' 2" x 14' 9" (4.01m x 4.49m)

To front. Television and telephone points.

### Bedroom 3

10' 5" x 10' 2" (3.17m x 3.10m)

To rear.

### Bedroom 4

14' 4" x 11' 6" (4.37m x 3.50m)

To rear.

## Bathroom

8' 10" x 13' 0" (2.69m x 3.96m)

White bath, toilet, wash hand basin and walk in shower. Fully tiled walls, extractor fan and recessed ceiling lights.

## External

Ranch style fencing and double gates to front boundary. Spacious garage with tarmac driveway to front, side and rear. Front patio.

## Detached Garage

22' 3" x 14' 8" (6.78m x 4.47m)

Located to rear with roller door and oil fired boiler. Large rear garden area.

## Price:

Offers over: £310,000

Ref: 3918

## Features:

- \*Oil Fired Central Heating
- \*PVC Double Glazed Windows and Sills
- \*Excellent Decorative Order
- \*Oak Internal Doors and Skirting
- \*All Carpets and Blinds Included
- \*Alarm System Fitted
- \*All Light Fittings Included
- \*PVC Fascia and Downpipes

Rates 2018/2019 - £2286.09

## Appointments:

Please call (028) 30260565

Mon – Fri 9am to 5.30 pm

Sat - 9.30am to 12 noon

P.T.O.



Making an offer: As part of our service to all clients and in order to provide up to date mortgage details along with a quality mortgage service, our mortgage advisors will be asked to contact persons offering on a property.

Holding deposits: Upon acceptance of an offer, within 24 hours we must ask you to lodge with us a Holding Fee, which will be refundable up until contract acceptance.  
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 is taken in compiling the information, we can offer no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding descriptions and measurements.