



21 Newry Road

Hilltown, Newry, BT34 5TG

Offers over £390,000

We offer to the market this meticulous modern contemporary bespoke property, set over two floors with grand proportions of wonderfully light-filled rooms with caring attention to detail and design.

Occupying a superb private position on the Newry road yet close to all local amenities this property also benefits from a large rear yard complete with a 50ft x 20ft shed leaving a discerning purchaser with a superb turn-key home and the opportunity to set up a business - subject to planning.

The property benefits from many features which include solid oak style cottage doors, vax system, alarm system & an additional outside monitoring alarm system & many more which can only be appreciated on viewing.

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- Entrance Hall

Living Room

21'2" x 15'7" (6.47 x 4.77)

Kitchen/Dinning & family room

26'8" x 33'6" (8.14 x 10.23)

Bathroom (downstairs)

9'7" x 7'7" (2.94 x 2.33)

Bedroom 1 located on the ground floor

16'8" x 13'6" (5.09 x 4.13)

Bedroom 2 located on the ground floor

15'10" x 12'2" (4.83 x 3.72)

utility room

8'9" x 9'8" (2.67 x 2.95)
- Downstairs Toilet & wash hand basin.

6'2" x 4'5" (1.88 x 1.36)

Upstairs landing

Bedroom 3 located upstairs

16'2" x 17'6" (4.93 x 5.35)

Bedroom 4 located upstairs

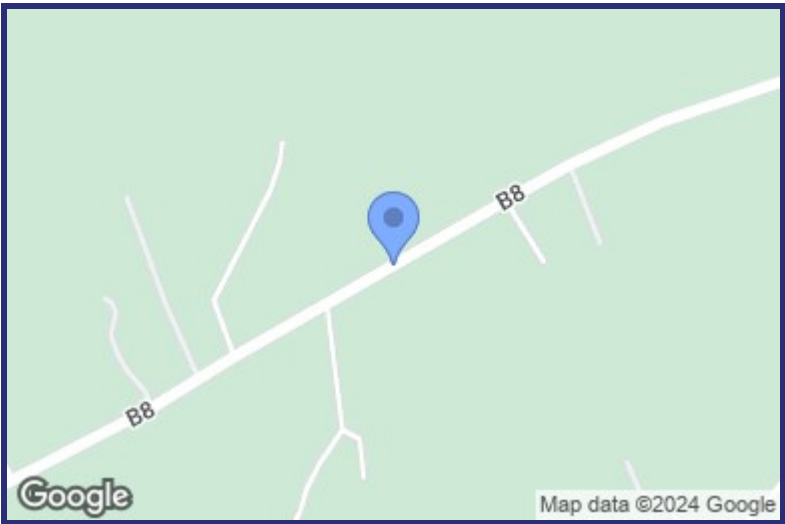
16'7" x 15'5" (5.06 x 4.71)

Bedroom 5 located upstairs

16'7" x 15'9" (5.06 x 4.82)

Shower room located upstairs

10'5" x 8'8" (3.19 x 2.66)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



Floor Plan

We look forward to working with you...



We get there together

Our experienced and trusted team have assisted 1000's of people with buying, selling and letting.



We're here for you

Client care is at the very heart of what we do. We will guide and support you every step of the way.



Always close by

With multiple offices and a leading marketing team, we will make sure that you get the very best result.

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