



38 Lodge Meadows
Hilltown, Newry, BT34 5WF

Offers over £139,950

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- 3 Bedroom Semi-detached Bungalow
- Oil fired central heating
- Ideal for first time buyers
- No additional outlay required
- EPC; C70
- Sought after location

SUMMARY

Accommodation in Brief:

Entrance Hall

Living Room

15'11" x 11'1": (4.87m x 3.39m:)

Bedroom 1

10'0" x 8'5": (3.05m x 2.59m:)

Bedroom 2

8'1" x 6'1": (2.47m x 1.86m:)

Kitchen/Dining Room

13'3" x 13'0": (4.06m x 3.97m:)

Bathroom

6'5" x 6'1": (1.97m x 1.86m:)

Bedroom 3

9'8" x 9'8": (2.97m x 2.97m:)

EXTERIOR

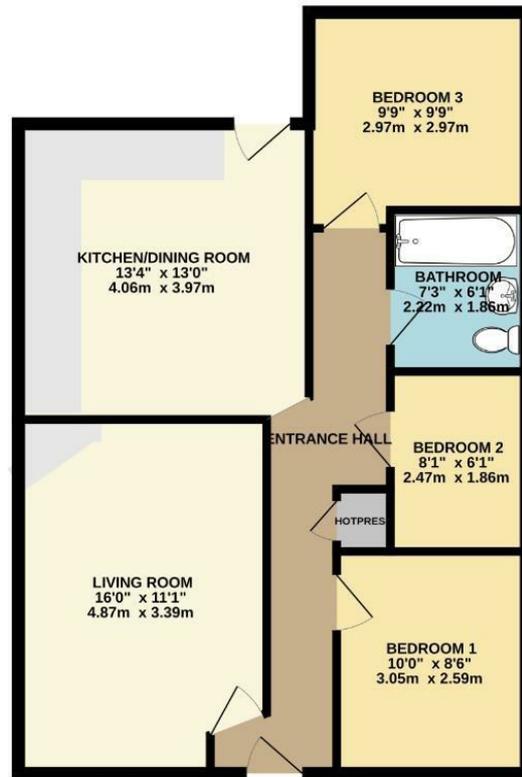


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



Floor Plan

GROUND FLOOR
715 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA: 715 sq.ft. (66.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We look forward to working with you...



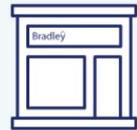
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