

68 Warrenpoint Road
Newry, BT34 2PN

Offers over £269,950

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, Newry, BT34 2PN



- *Totally refurbished bungalow on site of 0.3acres*
- *Oil fired central heating*
- *Highly efficient EPC; C75*
- *Full planning permission for Garage ref: LA07/2021/0561/F*
- *Ideal location for commuters*
- *Ample off-street parking*

SUMMARY

FEATURES

Accommodation in Brief:

Entrance Porch

Entrance Hall

Kitchen/Dining/Living Area

22'0" x 11'10": (6.73m x 3.61m:)

Bedroom 1

11'10" x 10'5": (3.61m x 3.20m:)

Bathroom

11'6" x 8'3": (3.53m x 2.54m:)

Airing Cupboard

4'11" x 3'1": (1.50m x 0.94m:)

Hotpress

2'11" x 3'1" (0.90m x 0.94m)

Lounge

15'10" x 12'9": (4.84m x 3.89m:)

Utility Room

12'3" x 6'2": (3.74m x 1.88m:)

Bedroom 2

12'3" x 9'8": (3.74m x 2.96m:)

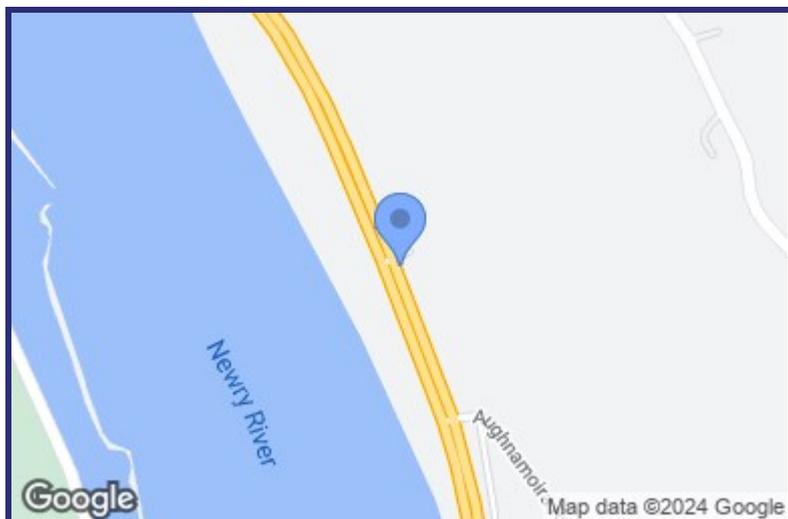
Master Bedroom

15'10" x 13'0" (at widest point):
(4.84m x 3.97m (at widest point):)

Ensuite

7'3" x 5'10": (2.22m x 1.80m:)

EXTERIOR

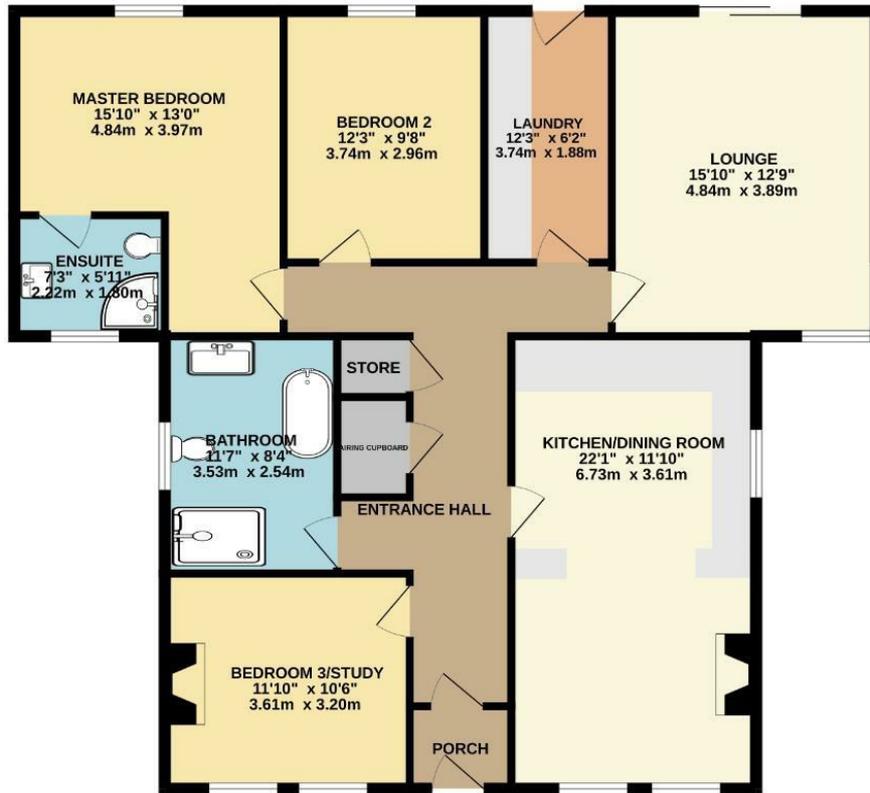


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



Floor Plan

GROUND FLOOR
1280 sq.ft. (118.9 sq.m.) approx.



TOTAL FLOOR AREA : 1280 sq.ft. (118.9 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...



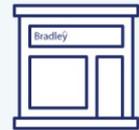
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