



**7 Pine Valley**

Rostrevor, Newry, BT34 3DE

**Offers over £325,000**

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## SUMMARY

### FEATURES

#### Accommodation in Brief:

#### Conservatory

18'11" x 14'6": (5.77m x 4.42m:)

#### Porch

#### Entrance Hall

#### Lounge

16'10" x 14'4": (5.14m x 4.37m:)

#### Bedroom 1

11'4" x 10'9" (at widest point): (3.47m x 3.28m (at widest point):)

#### Bedroom 2

12'6" x 12'4" (at widest point): (3.83m x 3.77m (at widest point):)

#### Bedroom 3

12'4" x 11'5" (at widest point): (3.77m x 3.50m (at widest point):)

#### Bathroom

9'8" x 6'5": (2.95m x 1.97m:)

#### Dining Room

13'0" x 9'8": (3.98m x 2.95m:)

#### Kitchen/Diner

22'1" x 9'8": (6.74m x 2.95m:)

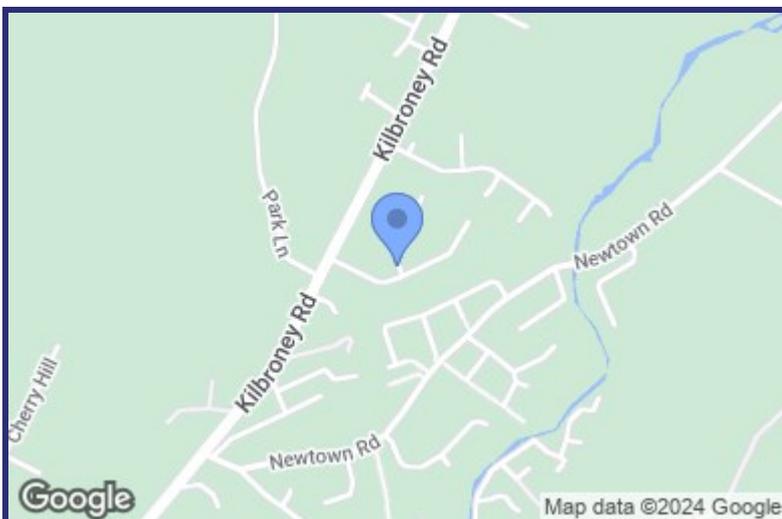
#### WC

4'11" x 2'10": (1.50m x 0.87m:)

#### Integral Garage

15'6" x 10'9": (4.74m x 3.29m:)

### EXTERIOR

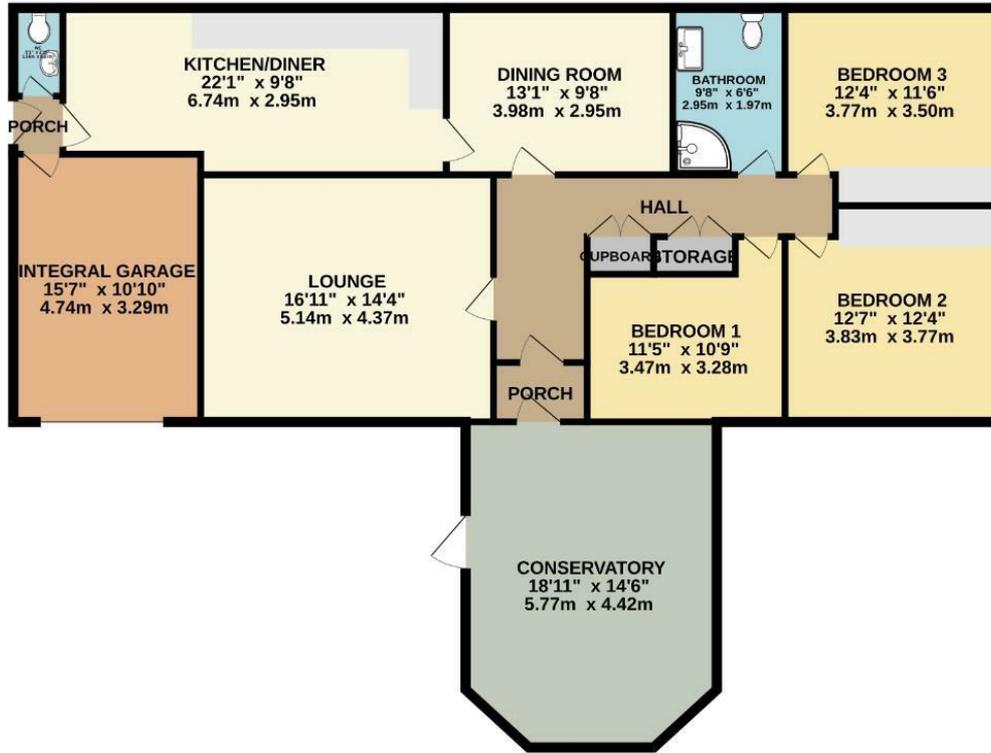


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	<b>56</b>
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



# Floor Plan

GROUND FLOOR  
1628 sq.ft. (151.2 sq.m.) approx.



TOTAL FLOOR AREA: 1628 sq.ft. (151.2 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.  
Made with Metropix 6/2024

*We look forward to working with you...*



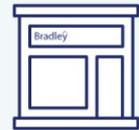
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