



77 Knockdarragh
Newry, BT34 2GA

Offers over £312,000

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, Newry, BT34 2GA



SUMMARY

Accommodation in Brief:

GROUND FLOOR

Entrance Porch

7'4" x 2'10": (2.25m x 0.87m:)

Entrance Hall

7'4" x 15'7": (2.25m x 4.75m:)

Sitting Room/Bedroom

11'5" x 15'7": (3.49m x 4.75m:)

Living Room

11'4" x 15'7": (3.46m x 4.75m:)

Kitchen/Dining Room

22'6" x 10'4": (6.88m x 3.16m:)

Utility Room

7'7" x 7'5": (2.32m x 2.28m:)

WC

7'7" x 2'11": (2.32m x 0.89m:)

FIRST FLOOR

Master Bedroom

11'4" x 13'7": (3.46m x 4.16m:)

Ensuite

7'1" x 3'10": (2.17m x 1.17m:)

Dressing Room/Bedroom

10'7" x 12'3": (3.25m x 3.75m:)

Bedroom 3

11'5" x 13'3": (3.49m x 4.05m:)

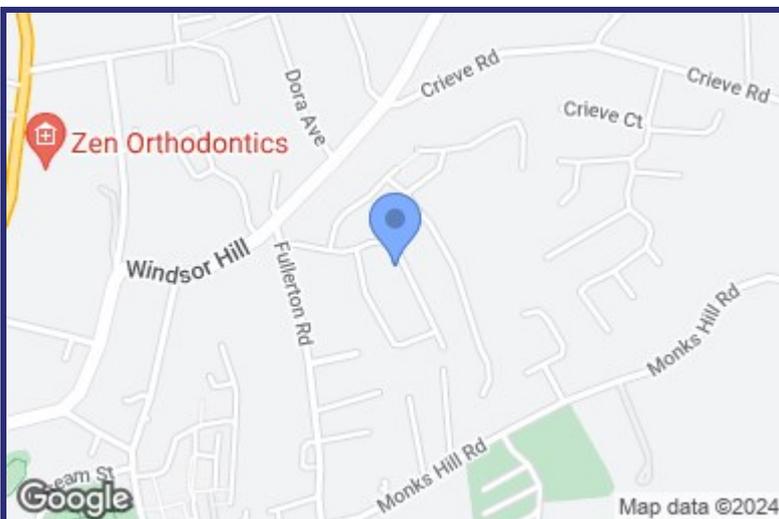
Bedroom 4

10'4" x 12'8": (3.16m x 3.87m:)

Bathroom

9'1" x 7'10": (2.78m x 2.39m:)

EXTERIOR

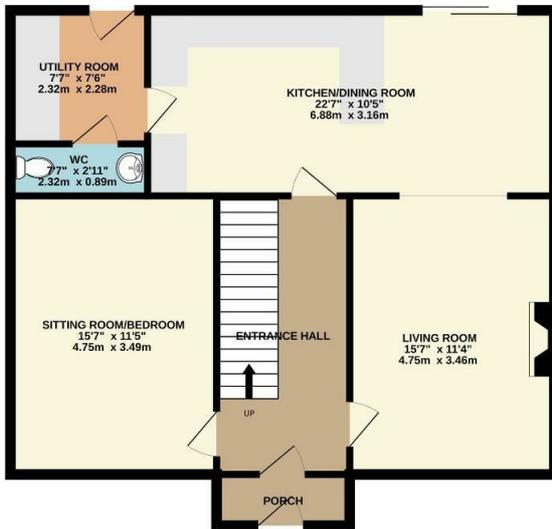


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

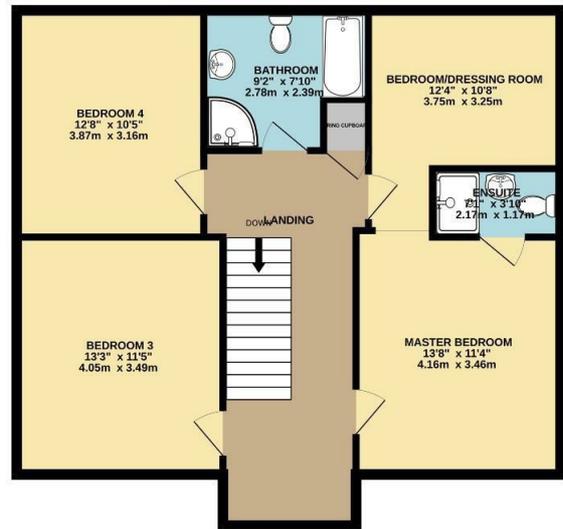


Floor Plan

GROUND FLOOR
800 sq.ft. (74.3 sq.m.) approx.



1ST FLOOR
805 sq.ft. (74.8 sq.m.) approx.



TOTAL FLOOR AREA: 1605 sq.ft. (149.1 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...



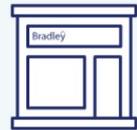
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Warrenpoint:
25 Duke Street, Warrenpoint, Co.Down, BT34 3JY
T: 028 417 73777 E: warrenpoint@bradleyeni.com

Rostrevor:
14 Bridge Street, Rostrevor, Co.Down, BT34 3BG
T: 028 417 39999 E: rostrevor@bradleyeni.com

Belfast:
55-59 Adelaide Street, Belfast, Co.Antrim, BT2 8FE
T: 028 962 09909 E: belfast@bradleyeni.com

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