



**5 St. Annes Terrace**

Mayobridge, Newry, BT34 2HQ

**Offers over £149,950**

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- UPVC double glazed throughout
- Oil fired central Heating
- Off street parking
- Private driveway with galvanised
- Mature gardens to front and rear
- Block built shed in rear garden gates
- Close proximity to Village Centre

## SUMMARY

### Accommodation in Brief:

Entrance Porch

Hallway

Living Room

12'6" x 10'11" (3.83 x 3.34)

Kitchen

13'2" x 11'10" (4.02 x 3.61)

Bathroom

7'6" x 4'7" (2.29 x 1.40)

Landing

Bedroom 1

12'0" x 8'9" (3.68 x 2.67)

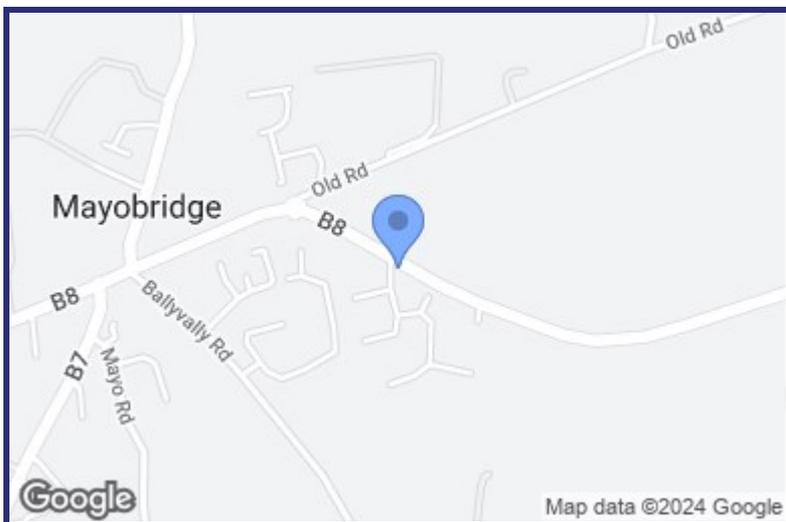
Bedroom 2

10'7" x 8'9" (3.24 x 2.67)

Bedroom 3

7'8" x 7'8" (2.34 x 2.34)

## EXTERIOR

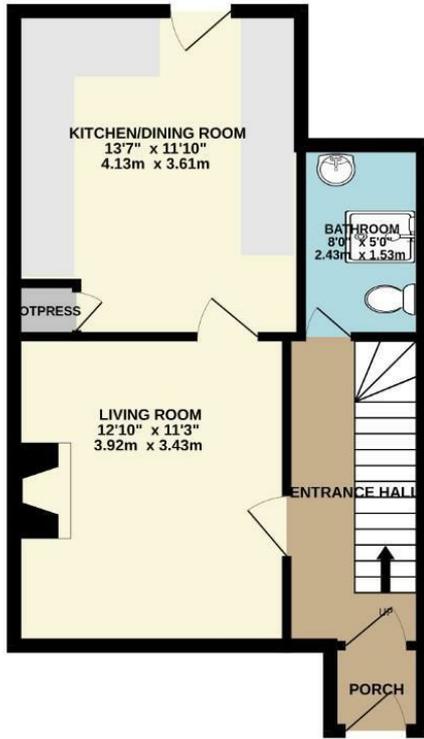


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	65
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU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

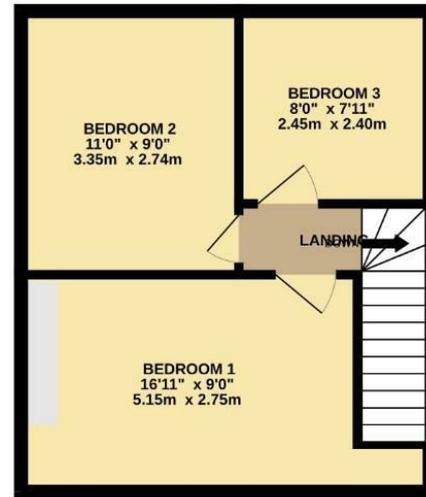


# Floor Plan

GROUND FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA - 762 sq.ft. (70.8 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...*



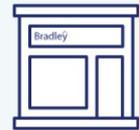
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