

4 Carrick Ard

Fullerton Road, Newry



4 Carrick Ard

Welcome to Carrick-Ard, Newry - a charming location where this recently renovated house is waiting for you to call it home. Nestled on a quiet corner plot, this fine detached home offers a unique opportunity to own a piece of one of Newry's most highly sought-after neighbourhoods.

4 Carrick-Ard exudes a sense of warmth and coziness, making it the perfect place to unwind after a long day. Recent upgrades include a new ground floor shower room, utility room and first floor bathroom. In addition, the property offers a recently fitted kitchen and newly laid tiling. Externally the property provides a mature and private garden area to both front and rear, ideal for capturing the rays long into the Summer evenings. The detached garage, along with extensive tarmacadam driveway offer ample storage and parking space.

Located just off the Fullerton Road, the community here is welcoming, and the area is known for its peaceful surroundings. 4 Carrick Ard is the ideal setting for those looking to escape the hustle and bustle of city life, while still being within walking distance of all local amenities, schools and transport links.

Viewing is highly recommended to experience all that this excellent home has to offer. With its recent renovations and the rarity of properties coming onto the market in this area, 4 Carrick Ard is one not to be missed.



The Detail

Hallway -

PVC Front door, Under stair storage, Carpet stairs leading to first floor, Wooden floor.

Kitchen - 7.30m x 3.00m

Hot Point oven/cooker. Electric hob, Hotpoint extractor fan. High and low level storage. Double basin sink. Subway tiled splash back. Hard wood flooring in dinning area. Tiled floor in kitchen area.

Utility Room - 2.5m x 1.7m

Tiled flooring. High and low level storage units. Stainless steel sink. Tiled splash back. Access to downstairs W.C. PVC door leading to rear garden.

W.C. - 1.50m x 1.30m

Low flush W.C Pedestal Sink, Chrome heated towel rail. Enclosed shower. Charging sockets for shavers/ toothbrushes.

Bedroom 1 - 3.50m x 3.50m

Located at the front of the property. Built in storage unit. Wooden floor. 2x Double sockets.

FIRST FLOOR

Bedroom 2 - 4.30m x 3.50m

Located at the rear of the property. Sky light window. Double socket.

Bedroom 3 - 2.70 m x 3.70m

Located at the rear of the property. Built in storage units. 2x Double Sockets

Exterior

Off street parking, Side entrance to rear backyard. Decking area. Detached Garage. Wood Grain Effect PVC Fascia and Soffit. Outside tap. Key Lock Box.





HEATING

- Gas Fired Central Heating - Thermostat Controlled

EXTERNAL AREAS

- Decking Area
- Well maintained lawns
- Detached Garage with first floor storage
- PVC Fascia and Soffit





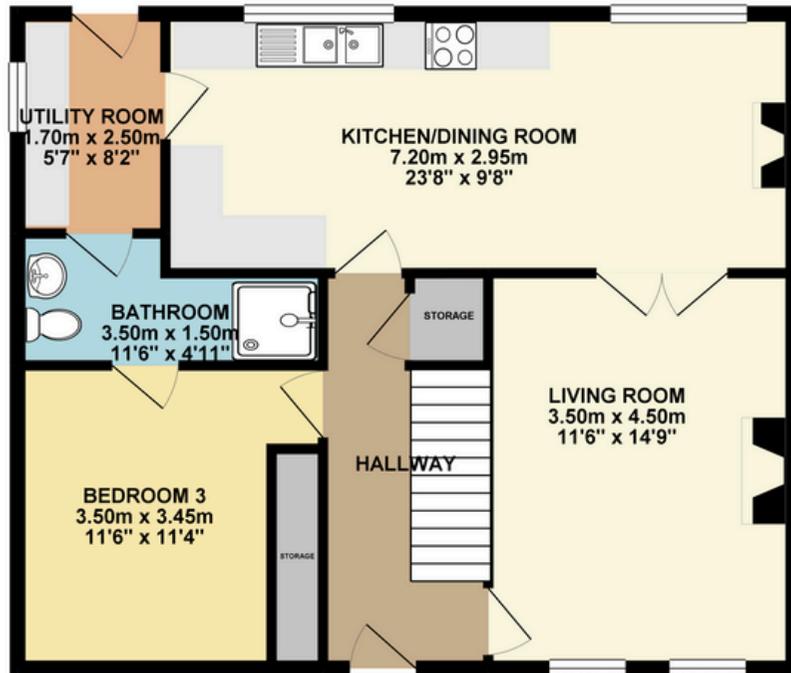




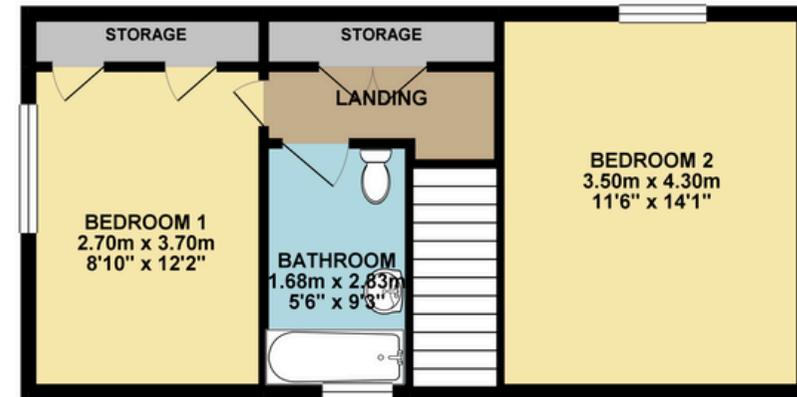


Floor Plans

GROUND FLOOR 66.30 sq. m.
(713.64 sq. ft.)



1ST FLOOR 38.29 sq. m.
(412.13 sq. ft.)



TOTAL FLOOR AREA : 104.59 sq. m. (1125.77 sq. ft.) 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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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 c
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Price

Offers Over £235,000

Contact

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