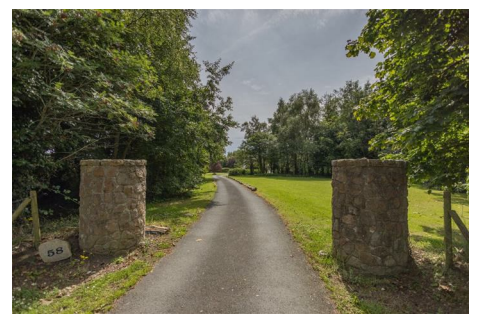


*Clann Rath*  
58 CORCREAGHAN ROAD, KILKEEL



**58 Corcreaghan Road**  
Kilkeel, Newry, BT34 4SL

**Offers Over £565,000**

# 58 Corcreaghan Road

Kilkeel, Newry, BT34 4SL



- 3.2 Acre Mature Site
  - Abundance of Natural Light throughout the property
  - Orchard with apple and pear trees
  - Partially Complete Pool and Spa
- Internal Courtyard
  - Breathtaking Views of the local Countryside
  - Under Floor Heating
- 5 Bedroom Detached Home
  - Building Site with Outline Planning (Pending)
  - 3 Self Contained Apartments

## SUMMARY

### Accommodation in Brief:

#### GROUND FLOOR

##### Entrance Porch

6'3" x 7'6": (1.92m x 2.30m:)

##### Entrance Hall

##### Lounge

18'11" x 18'7": (5.77m x 5.68m:)

##### Dining Room

18'7" x 11'9": (5.67m x 3.59m:)

##### Office

11'1" x 6'9":l (3.38m x 2.08m:l)

##### Utility Room

7'10" x 7'9": (2.39m x 2.38m:)

##### WC

7'1" x 3'7": (2.18m x 1.10m:)

##### Kitchen/Diner

18'11" x 12'7": (5.77m x 3.86m:)

##### Sun Room

14'4" x 12'9": (4.37m x 3.89m:)

## FIRST FLOOR

### Bedroom 2

18'7" x 8'7": (5.68m x 2.64m:)

### Bedroom 3

18'7" x 10'2": (5.68m x 3.11m:)

### Bedroom 4

10'9" x 7'5": (3.29m x 2.27m:)

### Bathroom

11'11" x 8'3": (3.65m x 2.54m:)

### Master Suite Living Area

16'7" x 10'9": (5.07m x 3.29m:)

### Master Bedroom

14'3" x 12'11": (4.36m x 3.95m:)

### Ensuite

11'8" x 7'9": (3.56m x 2.37m:)

### Wardrobe

7'9" x 8'10" (2.38m x 2.71m)

## EXTERNAL - OUTBUILDING

### Ground Floor

### First Floor

## APARTMENT 1

### Kitchen/Living Area

23'11" x (7.30m x )

### Bathroom

6'10" x 7'6": (2.10m x 2.30m:)

### Bedroom 1

9'2" x 10'2": (2.80m x 3.10m:)

### Bedroom 2

9'2" x 10'2": (2.80m x 3.10m:)

## APARTMENT 2

### Kitchen/Living Area

23'11" x (7.30m x )

### Bathroom

### Bedroom 1

11'9" x 9'2" (3.60m x 2.80m)

### Bedroom 2

11'9" x 9'2" (3.60m x 2.80m)

## APARTMENT 3

## EXTERIOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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





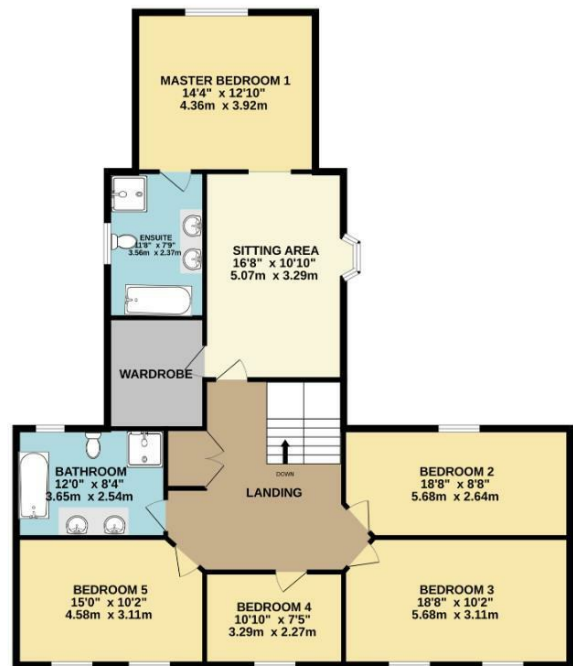


## Floor Plan

GROUND FLOOR  
1406 sq.ft. (130.6 sq.m.) approx.



1ST FLOOR  
1419 sq.ft. (131.8 sq.m.) approx.



TOTAL FLOOR AREA : 2825 sq.ft. (262.5 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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