

## 291 Newry Road

Kilkeel, Newry, BT34 4SD

**Offers Over £195,000**

This 3 bedroom semi detached property is situated along the Rostrevor to Kilkeel road, which is renowned for its stunning landscapes and breathtaking views, and in an area of outstanding natural beauty.

The property is located on the outskirts of Kilkeel and also has easy access to surrounding town areas and all the amenities they have to offer.

The house also boasts ample outdoor space with off street parking and large gardens and an adjoining field to the rear.

### ACCOMMODATION IN BRIEF:

Hallway, Living Room, Kitchen/Dining Area, 3 Bedrooms (1 En-Suite) and Bathroom

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- Oil Fired Central Heating
- PVC double glazed
- Large Gardens and Field to rear of property
- Off-Street Parking
- Out Buildings
- Outside tap

## GROUND FLOOR

Hallway

Living Room

19'0" x 15'3" (5.81 x 4.67)

Kitchen/Dining Area

13'11" x 11'11" (4.26 x 3.65)

Utility Room

6'8" x 4'4" (2.05 x 1.34)

Bedroom 1

13'6" x 13'0" (4.13 x 3.97)

En-Suite

8'11" x 7'9" (2.73 x 2.37)

## FIRST FLOOR

Bedroom 2

15'3" x 9'10" (4.67 x 3.02)

Bedroom 3

14'6" x 9'1" (4.43 x 2.78)

Bathroom

6'8" x 5'5" (2.05 x 1.67)



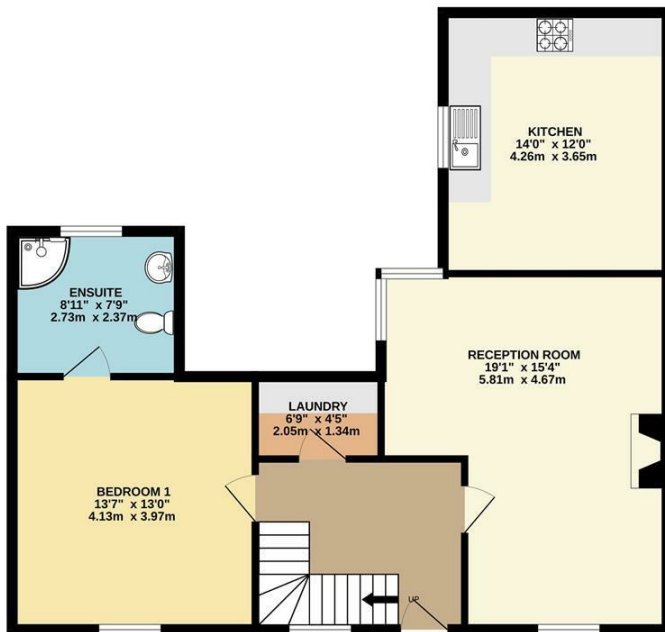
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	58
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC



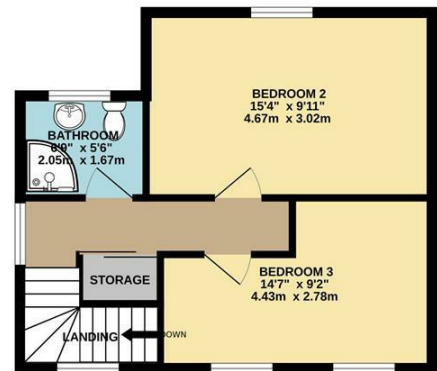


## Floor Plan

GROUND FLOOR  
790 sq.ft. (73.4 sq.m.) approx.



1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 1180 sq.ft. (109.6 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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