

## 7 Cloneden

Warrenpoint, Newry, BT34 3FT

Offers Over £380,000

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- Detached 5 bedroom property in sought after location.
- Oil Fired Cental Heating.
- Within walking distance to schools, shops and local amenities.
- Mature gardens to front and rear.
- Windows, external doors and facia upgraded recently.
- No further outlay required.

**Entrance Hall**  
6'1" x 9'1" (1.87 x 2.77)

**Downstairs WC**  
3'9" x 6'4" (1.16 x 1.95)

**Living Room**  
12'8" x 17'3" (3.88 x 5.27)

**Lounge**  
10'4" x 12'1" (3.16 x 3.69)

**Kitchen / Snug**  
23'5" x 25'8" (7.14 x 7.84)

**Utility Room**  
6'1" x 9'1" (1.87 x 2.77)

**Sitting Room**  
10'4" x 13'2" (3.16 x 4.03)

Stairs leading to first floor.

External Area

**Bedroom 1**  
11'5" x 10'5" (3.49 x 3.2)

**Bedroom 2**  
8'1" x 9'3" (2.48 x 2.82)

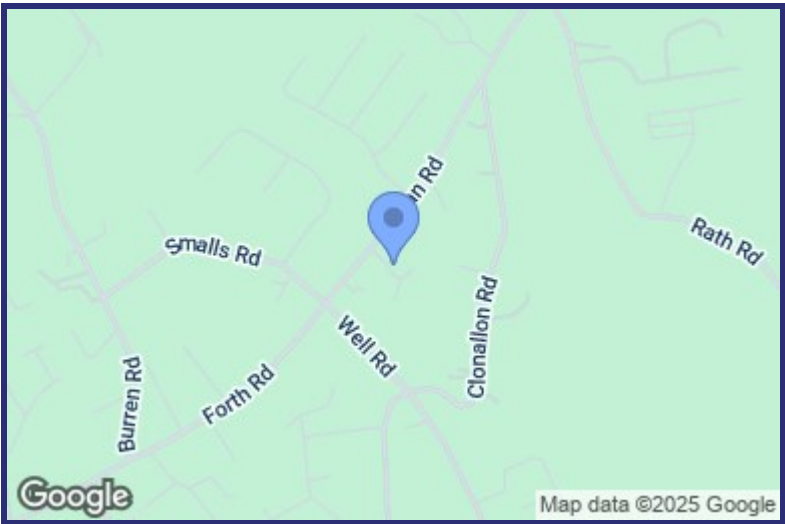
**Bedroom 3**  
11'6" x 12'10" (3.53 x 3.93)

**Bathroom**  
9'4" x 5'4" (2.85 x 1.65)

**Bedroom 4**  
13'11" x 12'0" (4.26 x 3.68)

**Master bedroom**  
10'9" x 20'2" (3.29 x 6.15)

**Ensuite**  
4'8" x 6'7" (1.44 x 2.01)



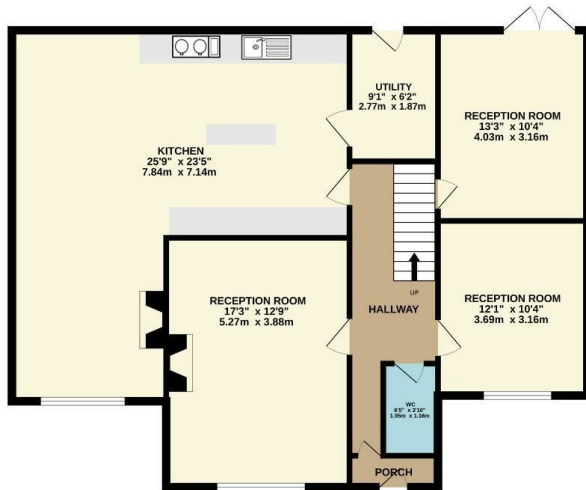
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC



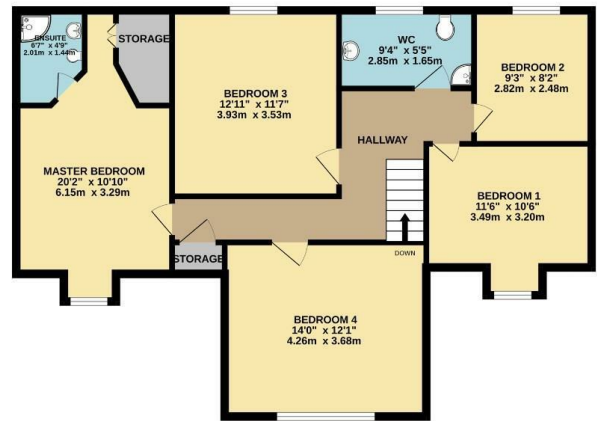


## Floor Plan

GROUND FLOOR  
1121 sq.ft. (104.2 sq.m.) approx.



1ST FLOOR  
876 sq.ft. (81.4 sq.m.) approx.



TOTAL FLOOR AREA: 1998 sq.ft. (185.6 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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**Newry:**  
30 Monaghan Street, Newry, Co.Down, BT35 6AA  
T: 028 300 50633 E: newry@bradleyini.com

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

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

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

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