

## 94 Killowen Old Road

Rostrevor, Newry, BT34 3AE

**Offers Over £195,000**

Charming 3-Bedroom Bungalow on 0.4 Acres – Prime Location Near Rostrevor

Situated approximately 3 miles from the picturesque village of Rostrevor, this detached 3-bedroom bungalow offers a rare opportunity to acquire a home with huge potential in a highly sought-after area. Set on a generous 0.4-acre plot, the property features spacious interiors and extensive gardens, ideal for renovation or redevelopment (subject to planning permission).

**Key Features:**

- Three well-sized bedrooms
- Bright and airy living room
- Functional kitchen with scope for modernisation

# 94 Killowen Old Road

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- Prime location
- Property on 0.4 acres
- Oil Fired Central Heating
- In need of moderisation

## Entrance Hall

## Living Room

13'6" x 11'7" (4.12 x 3.54)

## Kitchen

11'0" x 22'2" (3.36 x 6.78)

## Bedroom 1

10'9" x 10'4" (3.3 x 3.15)

## Bedroom 2

10'7" x 12'4" (3.23 x 3.77)

## Bedroom 3

8'3" x 15'3" (2.54 x 4.66)

## Bathroom

5'0" 11'11" (1.53 3.65)

## External



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		26
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

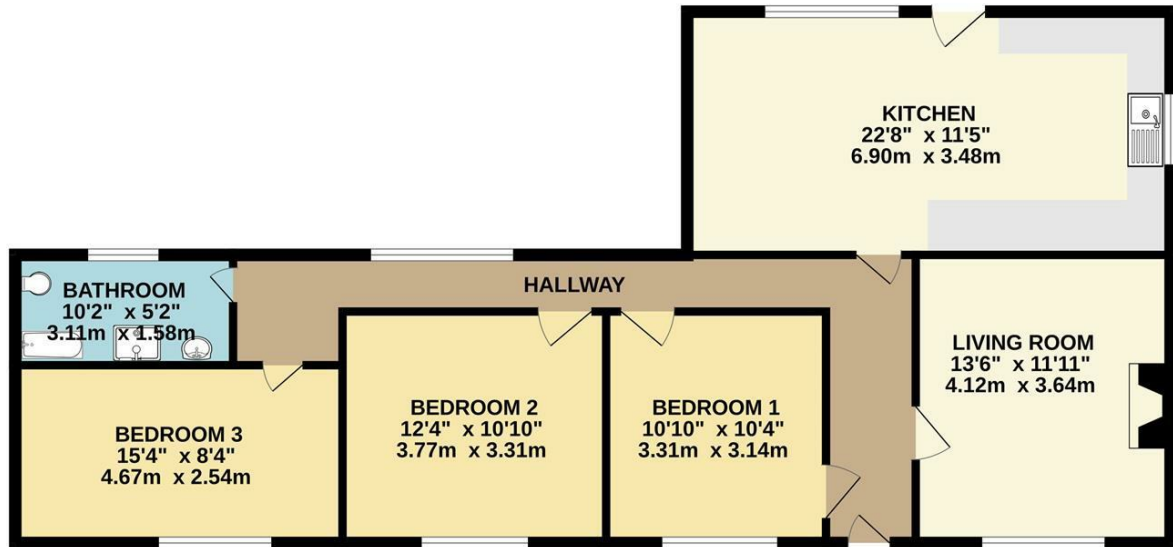






## Floor Plan

GROUND FLOOR  
984 sq.ft. (91.4 sq.m.) approx.



TOTAL FLOOR AREA : 984 sq.ft. (91.4 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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