


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(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 	

Let's point you in the right..... **DIRECTION**

- Well-presented 3 x Bedroom (1 x En-Suite) Semi-Detached House
- Oil-Fired (Dual zoned) Central Heating
- Double-Glazed Windows, Oak doors throughout
- Spacious enclosed rear garden

Offers Over £179,950



78 Cairn Grove

Newry, BT34 5FP

This well presented 3 x Bedroom (1 x En-Suite) semi-detached house is located in the popular Cairn Grove development in the village of Kilcoo.

The Living Accommodation comprises of (all measurements are approximate):

ENTRANCE HALL:

10'7" x 4'0" at widest (3.25 x 1.22m at widest)
Light grey composite door, porcelain tiled floor, access to ground floor rooms and staircase. Double socket, internet/telephone point, radiator, heating controls

LIVING ROOM:

13'7" x 10'11" at widest (4.15 x 3.33m at widest)
Oak effect laminated flooring, contemporary wall colours and recessed spot lighting. Artificial chimney breast and fireplace recess, radiator, three double sockets, T.V point and internet point

W.C:

7'1" x 4'0" at widest (2.17 x 1.22m at widest)
Tiled floor continued from entrance hall, decorative wallpaper, pedestal wash hand basin with mosaic tile splashback, radiator, W.C

KITCHEN:

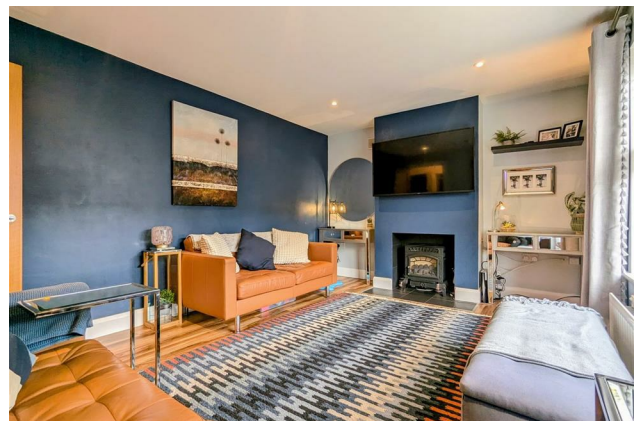
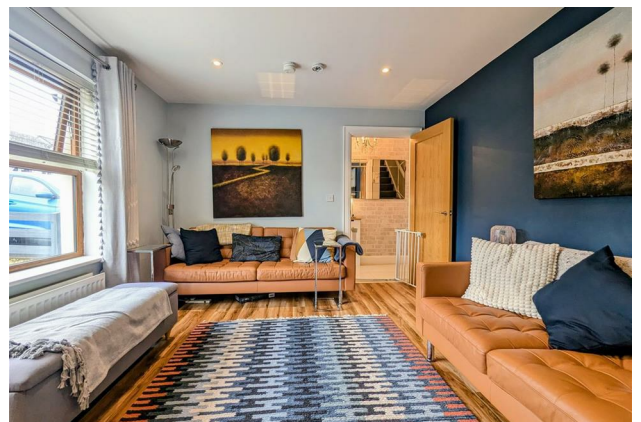
14'10" x 11'4" at widest (4.54 x 3.47m at widest)
Range of light-coloured units, dark laminated wood counter tops and upstand. Integrated appliances including a stainless-steel sink and dryer, oven and electric hob with splashback, extractor fan. Recess for fridge/freezer, spotlights, tiled floor continued from entrance hall, cloak room access and access to rear garden via glazed uPVC doors

CLOAKROOM:

Room underneath stairs with room for appliances, countertop to match kitchen, extractor fan, tiled floor

UPSTAIRS LANDING:

Decorative wallpaper and contemporary paint colours, laminated wood flooring leading off to upstairs rooms, one double socket



BEDROOM 1 (PRIMARY):

11'11" x 10'10" at widest (3.65m x 3.32m at widest)
Primary bedroom with adjoining ensuite, modern wallpaper, oak effect laminated wood flooring, views of rear garden. One radiator, three double sockets, heating controls

BEDROOM 2:

12'1" x 11'9" at widest (3.70 x 3.59m at widest)
Double bedroom at front of property with laminated wood flooring, light wall colours and stylish wallpaper, three double sockets, T.V point, radiator

BEDROOM 3:

7'8" x 6'0" at widest (2.35m x 1.84m at widest)
Single bedroom with oak effect laminated wood flooring, one radiator, two double sockets,

BATHROOM:

7'6" x 6'11" at widest (2.30m x 2.12m at widest)
Tiled floor, corner panel bath, quadrant shower enclosure with thermostatic shower, full height wall tiling, wall hung ceramic basin, W.C, extractor fan

EXTERNAL:

Well presented fully landscaped garden with concealed boiler housing and oil storage tank. Two patio areas providing ample private entertainment spaced which are linked by a flagged path, flowerbeds with colourful planting providing a picturesque and peaceful setting

Tarmac driveway at front of property border by gravel beds with further planting and shrubs

DISCLAIMER

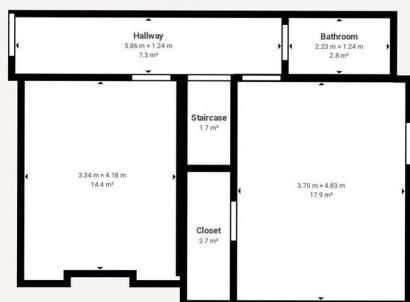
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All measurements are approximate and are for general guidance only. Any fixtures, fittings, services heating systems, appliances or installations referred to in these particulars have not been tested and therefore no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown in included in the property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither do Property Directions nor does any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.



Layout

Floor 1



Matterport



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