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Bringing Property and People Together





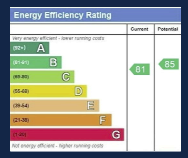






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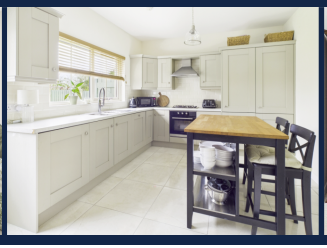
Shooter Property Services (Newry) LTD trading as Shooter Property Services in Newry, is a limited company registered in Northern Ireland with registered number NI645188. Our Registered office is 82 Hill Street, Newry, Co Down BT34 1BE.

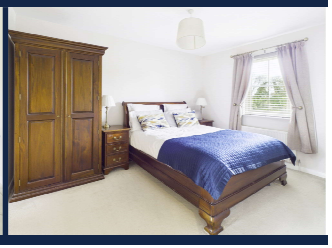
88 Carneyhough Court
Creive Road
NEWRY BT34 2TW

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No. 88 is an exceptionally well-presented three-bedroom semi-detached home, built in 2016 and situated within a quiet cul-de-sac in a highly desirable development. Finished to an excellent standard, the property benefits from gas-fired central heating, an impressive B-rated EPC, a stylish built-in entertainment wall and newly fitted carpets to the stairs and first floor. Outside, a spacious private rear garden provides an ideal space for family life and entertaining, while the fully floored roofspace offers excellent storage. Conveniently located close to Newry City Centre, with easy access to the A1 for commuters travelling to Dublin and Belfast.

For Sale

3 | 1 | 2

£245,000

www.shooter.co.uk

88 Carneyhough Court
Newry BT34 2TW

For Appointments
Telephone: (028) 30260565

Entrance Porch

Composite front door, attractive wainscoting wall panelling, ceramic tiled flooring, useful understairs storage and telephone point.

Living Room

10' 4'' x 17' 3'' (3.16m x 5.27m)

Bay window, recently installed bespoke built-in entertainment wall incorporating shelving, feature underlighting and storage cabinets. Television and telephone points. Laminate flooring.

W.C.

2' 11'' x 6' 2'' (0.88m x 1.89m)

Low-flush WC and pedestal wash hand basin. Extractor fan. Wainscoting wall panelling and ceramic tiled floor.

Kitchen / Dining

17' 10'' x 10' 11'' (5.43m x 3.32m)

Modern range of high and low-level units, incorporating a 1½ bowl stainless steel sink unit, Nordmende oven, four-ring gas hob, extractor fan, integrated dishwasher and fridge freezer. Attractive feature wall with contemporary decorative panel moulding. Television point, ceramic tiled flooring and partially tiled walls. PVC door leading to rear patio.

Landing

Hotpress off, newly fitted carpet, recessed ceiling lighting and pull-down ladder to roofspace.

Bedroom 1

10' 5'' x 12' 9'' (3.17m x 3.89m)

Newly fitted carpet and television point.

Ensuite

8' 3'' x 2' 11'' (2.51m x 0.90m)

Low-flush WC, pedestal wash hand basin and shower. Recessed ceiling lighting, fitted mirror, ceramic tiled flooring and partially tiled walls.

Bedroom 2

10' 5'' x 9' 8'' (3.17m x 2.95m)

Newly fitted carpet, television and telephone points.

Bedroom 3

7' 0'' x 9' 5'' (2.13m x 2.86m)

Newly fitted carpet.

Bathroom

6' 11'' x 6' 3'' (2.11m x 1.91m)

White suite comprising low-flush WC, pedestal wash hand basin and panelled bath with shower attachment and fitted screen. Recessed shelving, ceiling lighting and attractive wainscoting wall panelling. Ceramic tiled flooring and partially tiled walls.

Roofspace

18' 1'' x 7' 0'' (5.52m x 2.14m)

Fully floored with excellent additional storage capacity.

External

Tarmacadam driveway to the front providing parking for two cars, with entrance canopy, outside lighting and grass lawn bordered by laurel hedging. Shared side access with gated entrance leading to an enclosed rear garden, comprising a generous lawn area and concrete patio, outside lighting and external water tap.

Price: Offers Over £245,000

Reference: 4579

Features:

* Three Bed Semi-Detached Family Home Built 2016
* Gas Fired Central Heating
* uPVC Double Glazed Windows, Fascia & Downpipes
* Light Fittings, Carpets & Blinds All Included
* Excellent Energy Efficiency – Impressive B-Rated EPC Rating
* Beautifully Presented Throughout, Finished to an Excellent Standard
* High Desirable Residential Location
* A Spacious, Private Garden – Ideal for Family Life, Children's Play & Outdoor Entertaining
* Roofspace Fully Floored Offering Additional Storage
* Wired For An Alarm System
* Full Fibre Broadband Available in the Area – Ideal for Home Working and Modern Connectivity
* Excellent Accessibility to the A1 Motorway, Ideal for Commuters Travelling to Dublin and Belfast
* Convenient Location Just a Short Drive from Newry City Centre & a Wide Range of Local Amenities
* Plus A Host Of Other Special Features









