

## 23 Springfarm Heights

, Newry, BT35 8XA

Offers Over £164,950

23 Springfarm Heights is a beautiful semi-detached house located in a quiet cul-de-sac in Newry. The property features three bedrooms, one reception room, and a bathroom. It benefits from gas-fired central heating and double glazing throughout.

The rear of the property includes a spacious garden, and there is a driveway providing off-road parking. Its proximity to Newry city center and the motorway network makes it an ideal home for families or first time buyers.

# 23 Springfarm Heights

, Newry, BT35 8XA



- 3 Bedroom Semi Detached
- PVC windows
- Secure rear garden
- High speed internet
- Double glazed windows throughout
- Gas central heating
- Located close to local amenities

## ADDITIONAL INFORMATION

### Accommodation in Brief:

### GROUND FLOOR

#### Entrance Hall

3'7" x 13'7" (1.11m x 4.15m)

#### Living Room

13'7" x 10'11" (4.16m x 3.34m)

#### Kitchen

17'3" x 11'5" (5.27m x 3.48m)

#### Rear Hallway

3'0" x 5'4" (0.92m x 1.65m)

#### Downstairs WC

2'3" x 5'4" (0.71m x 1.65m)

### First Floor

#### Bedroom 1

10'2" x 11'5" (3.12m x 3.5m)

#### Bedroom 2

7'2" x 8'6" (2.20m x 2.60m)

#### Bedroom 3

9'6" x 11'6" (2.90m x 3.51m)

#### Bathroom

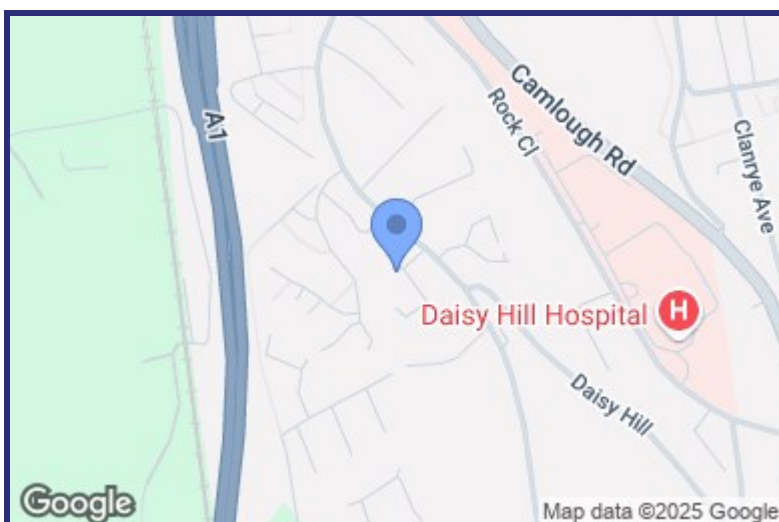
7'11" x 6'4" (2.42m x 1.95m)

#### Landing

6'3" x 10'9" (1.91m x 3.28m)

#### Rear Garden

#### Front Garden



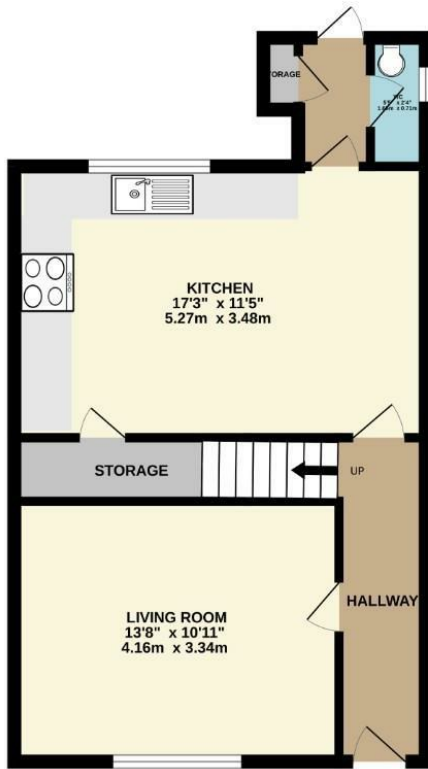
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	<b>71</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



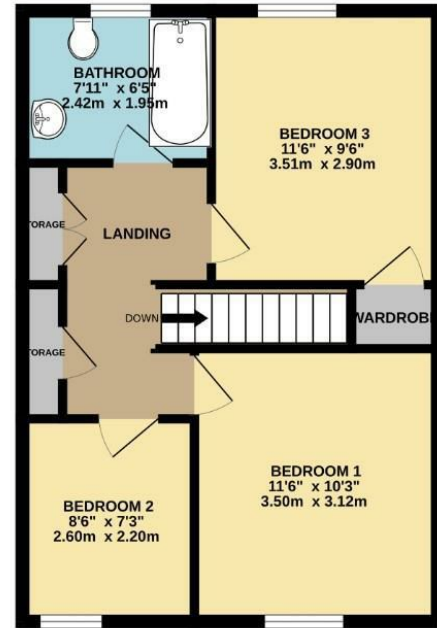


# Floor Plan

GROUND FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA: 915 sq.ft. (85.0 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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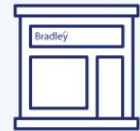
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**Newry:**  
30 Monaghan Street, Newry, Co.Down, BT35 6AA  
T: 028 300 50633 E: newry@bradleyni.com

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

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

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

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