



**41 Jemesons Court**

Warrenpoint, Newry, BT34 3TE

**£850**

# 41 Jemesons Court

Warrenpoint, Newry, BT34 3TE



- Stunning 3 bedroom semi-detached property in the heart of Warrenpoint
- Highly efficient EPC Rating of C69
- Recently upgraded to include new windows, external doors, kitchen, bathroom
- Ready to move into with no additional outlay required
- Oil fired central heating
- Ideally located within walking distance to all amenities in Warrenpoint and the shores of Carlingford Lough

## SUMMARY

### Accommodation in Brief:

### GROUND FLOOR

#### Entrance Porch

4'5" x 2'9": (1.36m x 0.86m:)

#### Entrance Hall

5'11" x 13'7" (1.81m x 4.16m)

#### Living Room

13'7" x 12'9" (4.16m x 3.91m)

#### WC

6'5" x 2'5": (1.97m x 0.76m:)

#### Kitchen/Dining Room

19'1" x 10'2": (5.82m x 3.11m:)

### Utility Room/Study

10'9" x 6'7" (3.28m x 2.03m)

### FIRST FLOOR

#### Bathroom

8'2" x 7'5": (2.50m x 2.28m:)

#### Bedroom 1

11'7" x 11'4": (3.54m x 3.46m:)

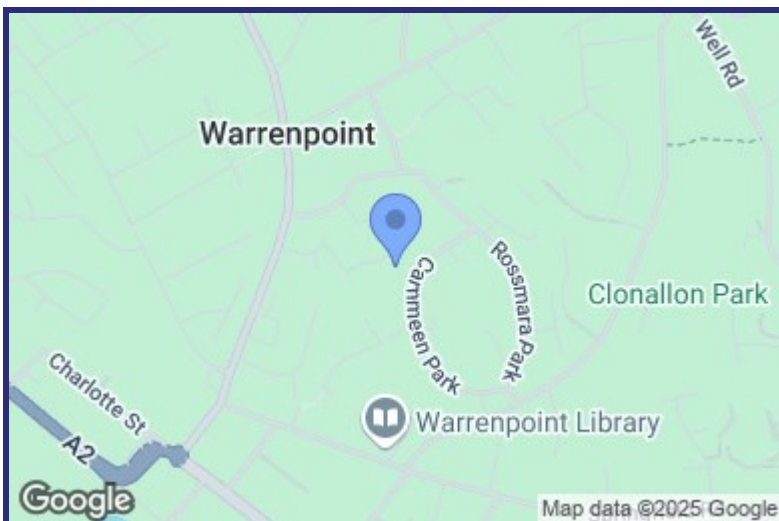
#### Bedroom 2

12'5" x 9'8": (3.81m x 2.95m:)

#### Bedroom 3

9'4" x 8'2": (2.87m x 2.50m:)

### EXTERIOR



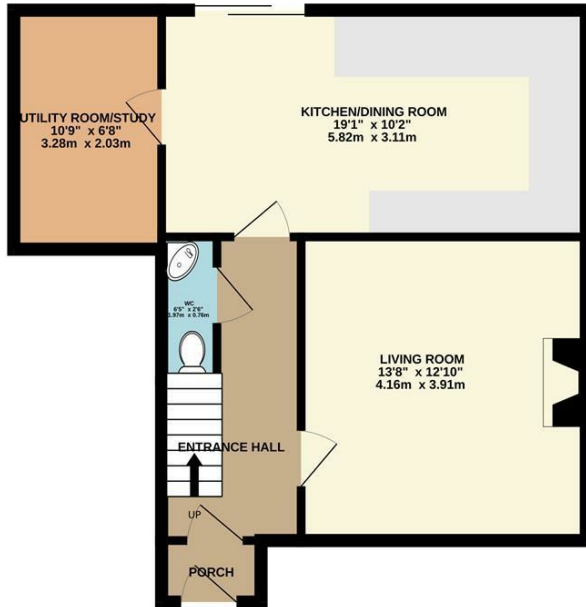
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	71
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU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



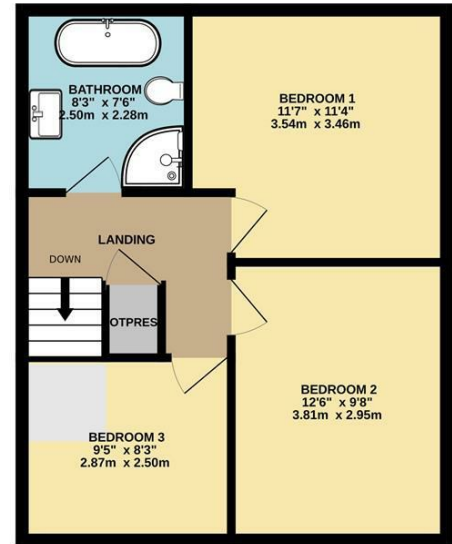


# Floor Plan

**GROUND FLOOR**  
533 sq.ft. (49.5 sq.m.) approx.



**1ST FLOOR**  
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 988 sq.ft. (91.8 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@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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