

7 Cloneden

Warrenpoint, Newry, BT34 3FT

Offers Over £380,000

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- Detached 5 bedroom property in sought after location.
- Oil Fired Cental Heating.
- Within walking distance to schools, shops and local amenities.
- Mature gardens to front and rear.
- Windows, external doors and facia upgraded recently.
- No further outlay required.

Entrance Hall

6'1" x 9'1" (1.87 x 2.77)

Downstairs WC

3'9" x 6'4" (1.16 x 1.95)

Living Room

12'8" x 17'3" (3.88 x 5.27)

Lounge

10'4" x 12'1" (3.16 x 3.69)

Kitchen / Snug

23'5" x 25'8" (7.14 x 7.84)

Utility Room

6'1" x 9'1" (1.87 x 2.77)

Sitting Room

10'4" x 13'2" (3.16 x 4.03)

Stairs leading to first floor.

Bedroom 1

11'5" x 10'5" (3.49 x 3.2)

Bedroom 2

8'1" x 9'3" (2.48 x 2.82)

Bedroom 3

11'6" x 12'10" (3.53 x 3.93)

Bathroom

9'4" x 5'4" (2.85 x 1.65)

Bedroom 4

13'11" x 12'0" (4.26 x 3.68)

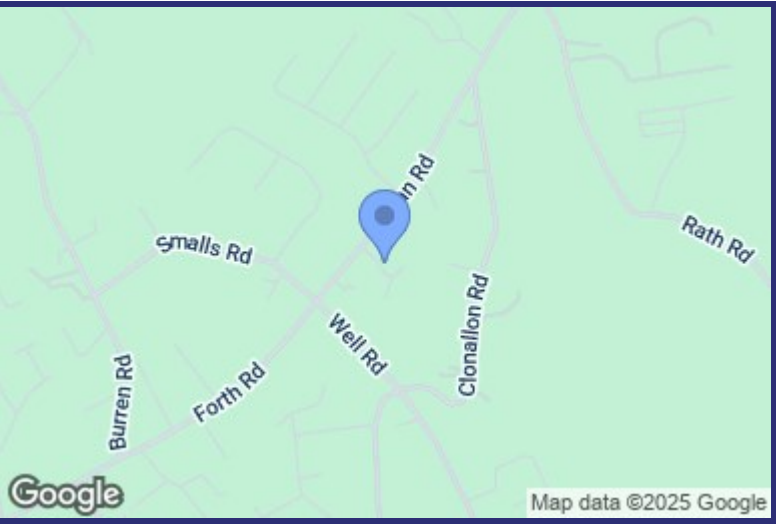
Master bedroom

10'9" x 20'2" (3.29 x 6.15)

Ensuite

4'8" x 6'7" (1.44 x 2.01)

External Area

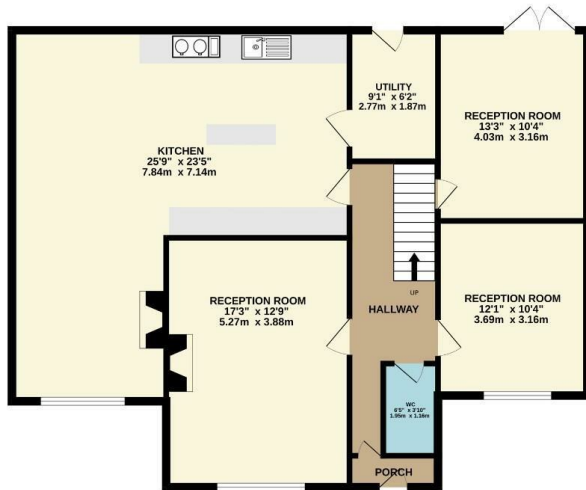


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

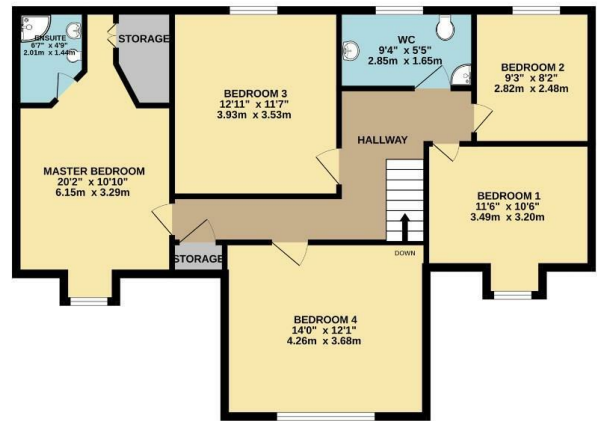


Floor Plan

GROUND FLOOR
1121 sq.ft. (104.2 sq.m.) approx.



1ST FLOOR
876 sq.ft. (81.4 sq.m.) approx.



TOTAL FLOOR AREA: 1998 sq.ft. (185.6 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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