

**shooter**  
property services

Bringing Property  
and People Together



Ground Floor



First Floor



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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.

53 Crossan Road  
Mayobridge  
BT34 2HY

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This exceptionally well-presented and deceptively spacious four-bedroom detached residence is situated on a mature, private site within walking distance of Mayobridge Golf Course – perfect for golf enthusiasts. Offering a high level of privacy, it represents an ideal family home. Conveniently located near O'Hare's Supermarket and the heart of Mayobridge village, the property also benefits from easy access to Newry City, making it suitable for commuters. Early viewing is highly recommended to fully appreciate the quality and space on offer.

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For Sale



£425,000

# 53 Crossan Road Mayobridge BT34 2HY

For Appointments  
Telephone: (028) 30260565

## Entrance Hall

Hardwood front door, understairs storage cupboard, hotpress off, telephone point and ceramic tile floor.

## Kitchen / Living Area

16' 5" x 27' 7" (5.01m x 8.41m)

Open plan. Brick surround fireplace with cast iron stove, granite hearth and timber mantel. Built-in media storage unit.

Television point and laminate floor.

Recessed ceiling lights. High and low level units incorporating stainless steel sink unit with space for fridge-freezer, cooker and dishwasher. Extractor fan. Velux window. Hardwood door to rear.

## Dining Room

12' 2" x 19' 5" (3.72m x 5.93m)

Open fireplace with room for stove.

Television point and laminate floor.

Double French doors to side patio.

## Bedroom 4

11' 1" x 11' 6" (3.37m x 3.51m)

Laminate floor.

## Bathroom

6' 8" x 7' 5" (2.04m x 2.25m)

Toilet, pedestal wash hand basin, raised bath with tile panelling, shower screen and shower overhead. Extractor fan.

Ceramic tile floor and part tiled walls.

## Landing

Laminate floor.

## Bedroom 1

16' 4" x 22' 3" (4.99m x 6.77m)

Television point and aerial. Velux window.

## Ensuite

12' 3" x 10' 10" (3.74m x 3.31m)

Toilet, vanity unit with wash hand basin, enclosed shower cubicle with rain shower head. Built-in shelves and storage cupboard. Ceramic tiled floor, part tiled walls and wainscoting wall panelling.

## Bedroom 2

16' 1" x 19' 5" (4.89m x 5.93m)

Television aerial, wall lights, velux window and laminate floor.

## Bedroom 3

11' 0" x 14' 11" (3.36m x 4.54m)

Laminate floor.

## Garage

12' 10" x 19' 5" (3.90m x 5.93m)

Plumbed for washing machine and space for a tumble dryer.

## External

Concrete pillars with cast iron gates to entrance and long tarmac / concrete driveway.

Ample room for parking. Enclosed front lawn with gate. Concrete patio areas to the side and rear. Large grass lawn to rear. Outside light, watertap and clothesline.

**Price:** Asking Price £425,000

**Reference:** 4454

## **Features:**

- \* Thermal Underground Heating
- \* Hardwood Double Glazed Sash Windows
- \* Very Good Decorative Order
- \* Solar Water Heating System
- \* Underfloor Heating
- \* Very Popular Residential Area
- \* Close to Mayobridge Golf Course, O'Hares Supermarket & Village Centre
- \* Within an Easy Commute of Newry
- \* Plus Many Other Features

