

3 Dublin Road, Newry, Co. Down, BT35 8DA



Guide Price £279,000

EXCELLENT THREE-BEDROOM DETACHED FAMILY HOME FRONTING THE DUBLIN ROAD, NEWRY

This excellent three-bedroom detached family residence enjoys a prime position fronting the Dublin Road in Newry, offering spacious and well-maintained accommodation throughout, together with mature gardens, gated access and generous off-street parking.

Ground Floor Accommodation

The property is approached through a ground floor entrance porch with tiled flooring and double doors to the front elevation. This leads into a welcoming entrance hall finished with tiled flooring, decorative ceiling coving and rose, carpeted staircase, and useful under-stair storage.

A separate ground floor WC is fitted with a WC and wash hand basin and incorporates a built-in hot press.

To the front of the property, the main lounge is a bright and elegant reception room featuring carpet flooring, a mahogany surround fireplace with tiled inset and hearth, a bay window, and decorative ceiling coving and rose.

A second reception room, currently used as a living room, is also positioned to the front elevation and benefits from a feature bay window, wooden flooring, ceiling coving and rose, and a built-in bookshelf, providing a versatile and comfortable additional living space.

The kitchen/dining area is located to the rear of the property and is fitted with a range of upper and lower level units, single drainer sink, and space for a freestanding cooker. The room features tiled flooring, partial wall tiling, and provides access to a rear hall and the rear of the property.

First Floor Accommodation

The first floor landing is finished with carpet flooring and offers access to the roof space.

The family bathroom, positioned to the rear elevation, is fitted with a bath with electric shower attachment and shower screen, wash hand basin, and benefits from full wall and floor tiling with a timber ceiling. A separate WC is also to the rear and features full wall and floor tiling and a timber ceiling.

There are three well-proportioned bedrooms on the first floor. Bedroom One, to the rear elevation, features laminate flooring and a built-in wardrobe. Bedrooms Two and Three are located to the front elevation, both finished with laminate flooring and each benefiting from a bank of built-in wardrobes.

Externally

The property is accessed via a gated entrance leading to a tarmac driveway. The front garden is laid out with mature plants and shrubs, providing an attractive and private setting. Timber fencing encloses the boundaries.

Additional Features

Mainly mahogany double glazed windows

Oil-fired central heating

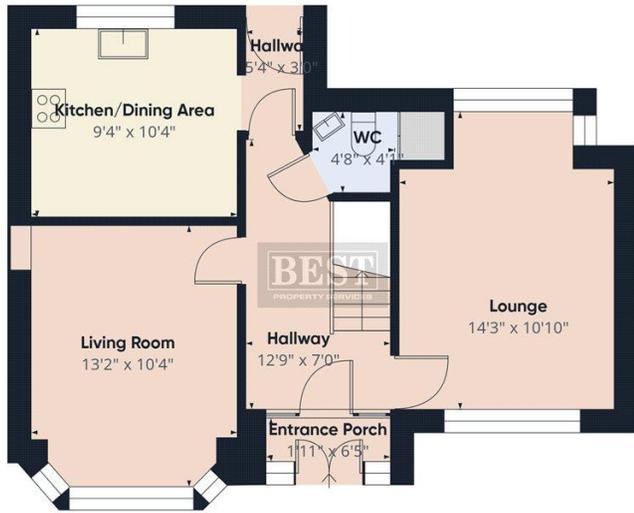
Utility store to the rear, plumbed for a washing machine

Separate storage store and boiler house to the rear

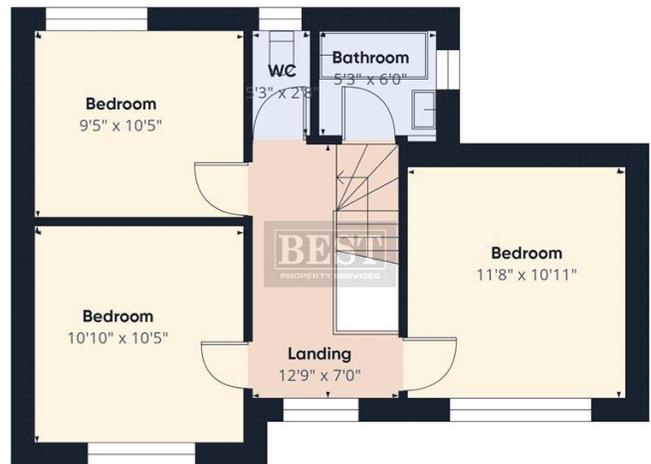
- EXCELLENT FAMILY HOME FRONTING THE DUBLIN ROAD, NEWRY
- Ground Floor Accommodation comprises: Entrance Porch, Entrance Hall, Lounge, Living Room, Kitchen/Dining Area, Separate W.C.
- First Floor Accommodation comprises: Three Bedrooms, Bathroom, Separate W.C.
- Mainly Mahogany Double Glazing. Oil Fired Central Heating.
- Utility Store to the rear. Store Room.
- Gated entrance with tarmac driveway. Gardens to the front with tarmac and paved patio area to the rear.



Floorplan



Floor 1



Floor 2







Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	66 D
39-54	E		
21-38	F		
1-20	G		

Viewing:

By appointment only

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 Friday
 Saturday

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>

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