

ESTATE AGENTS & PROPERTY CONSULTANTS

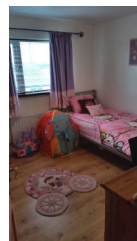
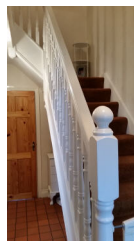


to let  
**41 John F Kennedy Pk Newry**  
BT35 7EN

**Guide Rent**  
**£500 pcm inc rates**  
**Viewing**  
**Strictly by appointment only**

- Excellent semi-detached house in an ever popular residential area
- Located within Bessbrook district just off the Camlough Road, convenient to Newry's main transport network and all local amenities including Daisy Hill Hospital
- Bright and stylish living accommodation
- Unfurnished
- Choice corner site with enclosed gardens and patio area to rear
- Oil fired central heating / uPVC double glazed windows
- Parking area in close proximity
- EPC F36
- Tenancy application form to be completed

**Accommodation Comprises** - Ground Floor - Entrance Porch, Hall, Lounge & Kitchen / Dining.  
First Floor - Landing, 3 Bedrooms & Bathroom. Attic Room.



These particulars are given on the understanding that they will not be construed as part of a Contract, Conveyance or Lease and are subject to the property remaining unsold or unlet. Whilst every care is taken in compiling information, we can give no guarantee as to the accuracy thereof and Enquirers must satisfy themselves regarding the description and measurements formulated here.

Proprietor  
**Gary Morgan** LL.B, CREA, FNAEA  
Associate  
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## Accommodation details

41 John F Kennedy Pk Newry BT35 7EN

### Entrance Hall

Entrance Porch with sliding glazed uPVC door. Tiled. Hardwood front door. Tiled floor. Staircase with carpet laid to. Telephone pt.

### Lounge

**12'7" x 12'6" (3.84m x 3.81m)** Feature cast iron fireplace. Laminate wood flooring. Coving. TV cabling. Front aspect.

### Kitchen / Dining

**18'9" x 9'8" (5.72m x 2.95m)** Range of cream high and low level fitted kitchen units with glass display unit. Integrated stainless steel electric oven and hob unit with extractor fan over. Housing for fridge/freezer. Dishwasher. 1 1/3 bowl sink unit. Eye-level TV pt. Part tiled walls. Tiled floor. Spot lighting and light fitting. uPVC glazed rear exit door. Housing storage for washing machine and tumble dryer.

### First Floor

### Landing

Carpet laid to floor. Access to attic room via loft ladder system.

### Bathroom

**7' x 5'4" (2.13m x 1.63m)** White suite comprises bath with electric shower fitting and shower screen, whb and wc. Chrome heated towel rail. Fully tiled walls and floor. Fan. Spot lighting. Front aspect.

### Bedroom 1

**11'6" x 9'8" (3.51m x 2.95m)** Laminate wood flooring. TV cabling for wall mounted TV. Front aspect.

### Bedroom 2

**13' x 7' (3.96m x 2.13m)** Laminate wood flooring. Built-in wardrobe. Rear aspect.

### Bedroom 3

**10' x 9' (3.05m x 2.74m)**. Laminate wood flooring. Built-in wardrobe. Hotpress. Rear aspect.

### Attic Room

Laminate wooden flooring. Low level vaulted ceiling. Velux sky light. Electric and TV pts. Eaves storage. Radiator.



## Other details

Contemporary internal doors  
Light fittings, blinds and carpets included  
Outside water tap and lighting  
Block shed with boiler enclosed  
Timber garden shed

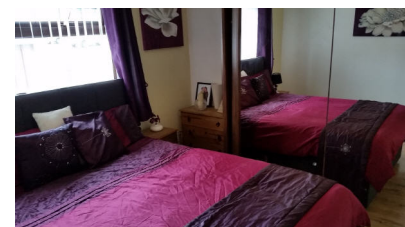
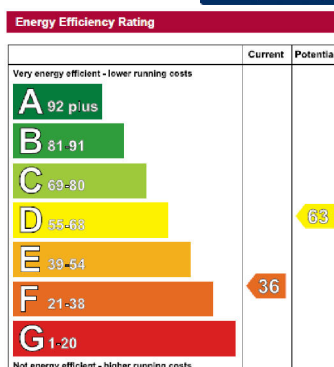
LPS Capital Valuation £80,000 for rating purposes

**EPC RRN: 9493-4336-2929-3090-8043**

**Energy Efficiency Rating F36 Potential D63**

Full Energy Performance Certificate available for download from web site or on request

We have not checked that the integrated appliances and equipment, heating, plumbing and electrical systems are in working order.



## Mortgages

## Introduction to Free & Independent Mortgage Service

Your home may be repossessed if you do not keep up repayments on your mortgage