

# 12 The Courtyard, Rathfriland

For Sale £85,000 offers over



## **Description**

Ideally located within walking distance of the Town Centre and close to many of the schools and shops.

Downstairs comprises of a large Living room with a laminate flooring and feature stone fireplace, a modern cream fitted kitchen to include a good range of high and low level units and built in oven and hob. Upstairs comprises of two double bedrooms and a bathroom with a white three piece suite with separate shower cubicle. This is an ideal First Time Buyers home or Investment property. We would expect a high level of interest in this property and viewing is highly recommended.

## At a glance

Semi Detached

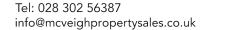
2 bedrooms

1 receptions

1 bathrooms

OFCH heating

EPC Rating: 70









# **Specification**

| Hallway                                   | Living Room  | Kitchen   |
|---|--|---|
| 6.23 x 3.86<br>Laminated wooden flooring. | $16'7 \times 15'9$ Laminated wooden flooring. Excess to cloakroom. | 11'4 x 14'5<br>Cream modern kitchen units with<br>electric hob and oven. Cream floor<br>tiles with dining area. |
| Bathroom                                  | Bedroom 1  | Bedroom 2   |
| 9'4 x 10'7<br>White sanitaryware.         | $8'13 \times 10'8$ Carpet flooring. Views to front.                | 14'5 x 13'0<br>Carpet flooring. Views to front  |

#### **Bedroom 2 Ensuite**

5'8 x 5'8

White sanitaryware. Corner shower.

### **Directions**

The property is situated in the town centre beside Ulster Bank.

DISCLAIMER: These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken in compiling the information, we can offer no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding descriptions and measurements.

