

## 36 Beechfield Park

Rostrevor, Newry, BT34 3AS

Offers over £210,000

Located in the popular Beechfield Park development, just off the Newtown Road and only a few minutes walk from the village centre, Kilbroney park, forest walks and the fairy glen, this immaculately presented property both inside and out is ideal for those seeking a 3 bedroom family home in a highly convenient location. Internally the property is spacious and bright and benefits from a recently upgraded contemporary kitchen.

The property also provides excellent outdoor space, private tarmac driveway and generous south west facing secure rear garden ideal for capturing the late evening sun, the patio area is enhanced with spot lighting offering a great entertaining area on those summer nights, front garden laid in lawn enclosed by recently transformed granite wall. . An outbuilding with power, heating and water supply in place, provides for a dual purpose in the form of a very useful utility or workshop.

# 36 Beechfield Park

Rostrevor, Newry, BT34 3AS



- OFCH
- PVC Double Glazing
- Off street parking

## Entrance Hall

## Living Room

3.24m x 4.74m

## Kitchen/Dining

25'3" x 8'10" (7.72m x 2.71m)

## Bathroom

7'9" at widest point x 6'5" (2.37m at widest point x 1.98m)

## Bedroom 1

2.37m x 2.77m

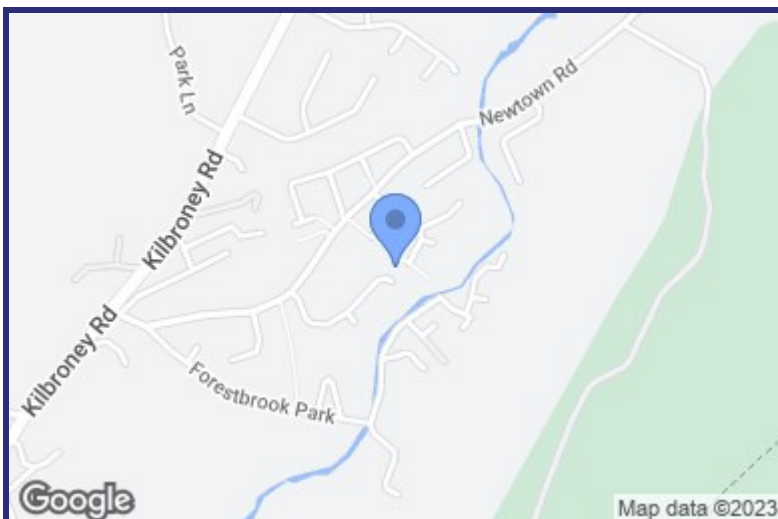
## Hotpress

## First Floor - Bedroom 2

10'10" x 13'5" (3.32m x 4.09m)

## Bedroom 3

3.32m x 4.09m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



*We look forward to working with you...*



*We get there together*

Our experienced and trusted team have assisted 1000's of people with buying, selling and letting.



*We're here for you*

Client care is at the very heart of what we do. We will guide and support you every step of the way.



*Always close by*

With multiple offices and a leading marketing team, we will make sure that you get the very best result.

**Newry:**

30 Monaghan Street, Newry, Co.Down, BT35 6AA  
T: 028 300 50633 E: newry@bradleyni.com

**Warrenpoint:**

25 Duke Street, Warrenpoint, Co.Down, BT34 3JY  
T: 028 417 73777 E: warrenpoint@bradleyni.com

**Rostrevor:**

14 Bridge Street, Rostrevor, Co.Down, BT34 3BG  
T: 028 417 39999 E: rostrevor@bradleyni.com

**Belfast:**

55-59 Adelaide Street, Belfast, Co.Antrim, BT2 8FE  
T: 028 962 09909 E: belfast@bradleyni.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.