



Floor Plans For Illustrative Purposes Only



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Other Information

60 Laurel Grove Newry BT34 1TP

House built in 2016 with remainder of NHBC warranty.
Living accommodation extends to circa 101 sq m.
Wired for security alarm system . Pressurised water system.
Oak internal doors and trim plus porcelain tiles.
Concrete slab upper floors.
Enclosed private rear garden mainly laid to lawn.
Outside water tap and lighting.
uPVC fascia & soffit.
Fitted wooden shutters, blinds and carpets included.
Satellite and high speed broadband connectivity.
Tenure assumed freehold.
LPS annual rates assessment 2021-2022 £TBC

EPC RRN: 9965-3993-0603-9726-5011
Energy Efficiency Rating B85 Potential B85
Full EPC available to download from website or on request

We have not checked that the fixtures and fittings, integrated appliances and equipment, heating, plumbing and electrical systems are in working order.
Measurements are approximate and floor plans for illustrative purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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for sale
60 Laurel Grove
NEWRY BT34 1TP

Guide Price
Offers invited around
£205,000
Viewing strictly by appointment only

- Superior semi-detached house in a highly sought after location just off the Belfast Road.
- Attractive modern dwelling offering bright, stylish and well appointed living accommodation.
- City centre, schools, main transport network and all local amenities are within easy reach.
- Spacious enclosed rear gardens and paved patio area ideal for family enjoyment.
- Oil fired central heating.
- uPVC triple glazed windows and composite external doors.
- Tarmac driveway.
- Cul-de-sac situation.
- Would ideally suit a family seeking a high specification energy efficient home in an ever popular location.
- Viewing highly recommended.
- EPC B85

Accommodation comprises: Ground Floor - Entrance Hall, Lounge, Kitchen/Dining, Utility Room & Toilet.
First Floor - Landing, Bathroom and 3 Bedrooms (one en suite)



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GROUND FLOOR

Entrance Hall
Composite lever locking front door and side screen. Polished porcelain tiled floor. Tel pt. Feature staircase with white oak balustrades and spindles. Carpet laid to stairs.

Lounge
4.5m x 3.62m. Feature open fireplace with marble surround, cast iron inset and granite tiled hearth. Semi-solid oak flooring. Feature wooden window shutters. TV pt. Telephone pt. Front aspect.

Kitchen/Dining
5.61m x 2.97m Stylish fitted kitchen units with integrated electrical appliances include stainless steel electric oven, hob with stainless steel extractor hood over, and dishwasher. Free standing *Samsung* American style fridge/freezer included. Stainless sink unit. Polished porcelain tiled floor. Part tiled walls over work tops. TV pt. Recessed LED spot lighting. Rear aspect. Double patio doors to rear garden. Door to utility room. Door to hall.

Utility Room
2.42m x 1.76m Low level fitted units. Polished porcelain tiled floor. Plumbed for washing machine. Housing for tumble dryer. Glazed rear exit door. Fan. Heating control panel. Electric consumer unit.

Toilet
2.42m x 1.17m Whb and WC. Polished porcelain tiled floor. Tiled splash back. Fan. Front aspect.

FIRST FLOOR

Landing
Gable window. Carpet laid to floor. Access to attic via pull down loft ladder. Walk-in hotpress.

Bathroom
2.56m x 2.12m Stylish white bathroom suite comprises free standing style bath with chrome taps, wash hand basin / vanity unit, WC with dual flush button, plus walk-in quadrant shower unit thermostatic shower fittings. Mirror cabinet over whb. Fully tiled with porcelain tiles. Spot lighting. Fan. Front aspect.

Bedroom 1
3.84m x 3.38m Oak laminate flooring. Front aspect.

Bedroom 2
3.38m x 3.64m Carpet laid to floor. TV pt. Rear aspect.

En suite Stylish white whb, WC plus large walk-in shower unit with thermostatic shower fitting. Fully tiled with porcelain tiles. Wall mirror cabinet. Fan. Rear aspect.

Bedroom 3
3.08m x 2.42m Oak laminate flooring. TV pt. Front aspect.

