

4 Brookview Close

Bessbrook, Newry, BT35 7FB

Offers over £215,000

We are delighted to present this charming 4 bed detached home, situated in a popular and quiet cul-de-sac in the historic village of Bessbrook.

4 Brookview Close

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- Excellent 4 Bedroom Family Home
- UPVC Windows
- Detached Garage
- Oil Fired Central Heating
- Quiet Cul-De-Sac Setting

ACCOMMODATION IN BRIEF

Ground Floor

Hallway

Family Room

14'8" x 11'8" (4.49 x 3.57)

Kitchen

11'8" x 10'7" (3.57 x 3.24)

Utility Room

5'11" x 5'8" (1.81m x 1.74m)

Living Room

14'8" x 12'8" (4.49 x 3.87m)

Bedroom 1

12'8" x 10'7" (3.87 x 3.24m)

Shower Room

7'1" x 6'2" (2.18 x 1.90)

First Floor

Bedroom 2

12'2" x 11'8" (3.72 x 3.57)

Family Bathroom

7'11" x 6'3" (2.43 x 1.93)

Bedroom 3

12'2" x 9'8" (3.72 x 2.96)

Bedroom 4

15'5" x 9'2" (4.72 x 2.80)

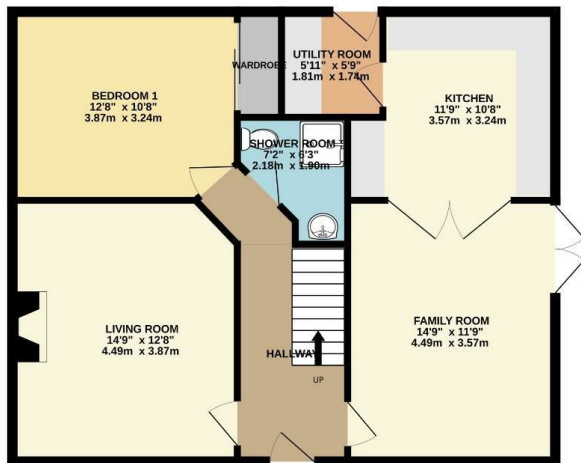


| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 66 | 71 |
| Northern Ireland | | EU Directive 2002/91/EC |

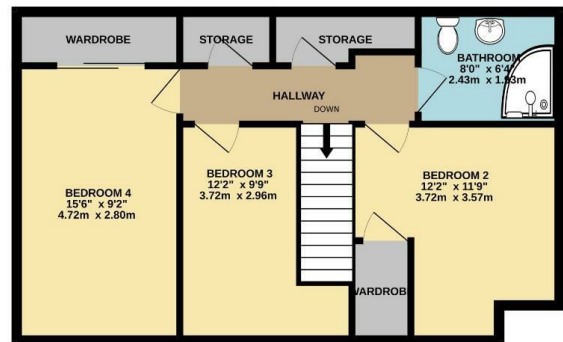


Floor Plan

GROUND FLOOR
770 sq.ft. (71.6 sq.m.) approx.



1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA: 1332 sq.ft. (123.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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