



65 Finegans Road

Dromintee, Newry, BT35 8TA

Price guide £325,000

Located in the very heart of the Ring of Gullion Area of Outstanding Natural Beauty, 65 Finegans Road is a splendid family home offering extensive accommodation with mature gardens and outdoor space extending to approximately 0.6 acres.

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- Exceptional 4 Bed Family Home with Room to Grow
- Large Concrete Yard with Metal Clad Shed
- 0.6 Acre Site
- Electric Gates
- Mature Gardens
- Opportunity for Easy Conversion of Loft Space

ACCOMMODATION IN BRIEF

Ground Floor

Porch

7'9" x 4'1" (2.37m x 1.27m)

Hall

15'8" x 7'9" (4.78m x 2.37m)

Family Room

15'9" x 12'0" (4.81m x 3.66m)

Living Room

15'9" x 13'0" (4.81m x 3.98m)

Dining Room

13'0" x 10'9" (3.98m x 3.30m)

Kitchen

11'10" x 10'9" (3.63m x 3.30m)

Utility Room

7'10" x 7'4" (2.41m x 2.26m)

W.C

4'8" x 3'4" (1.43m x 1.04m)

First Floor

Landing

Master Bedroom

13'0" x 11'8" (3.98m x 3.56m)

Ensuite

13'0" x 4'1" (3.98m x 1.26m)

Bedroom 2

13'0" x 10'9" (3.98m x 3.30m)

Bathroom

9'10" x 7'10" (3.01m x 2.40m)

Bedroom 3

10'9" x 9'10" (3.30m x 3.02m)

Bedroom 4

12'8" x 12'0" (3.88m x 3.66m)

Loft

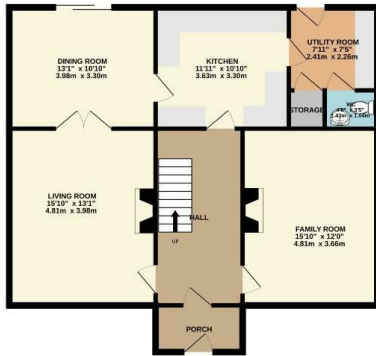


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC



Floor Plan

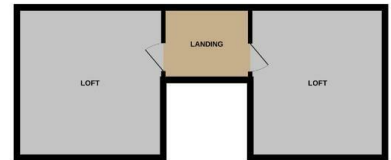
GROUND FLOOR
894 sq.ft. (83.0 sq.m.) approx.



1ST FLOOR
874 sq.ft. (81.2 sq.m.) approx.



2ND FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 2155 sq.ft. (200.3 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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