

36 Carquillan

Hilltown, Newry, BT34 5UQ

Guide price £310,000

This deceptively spacious home set on an elevated site in a quiet cul-de-sac benefits from an extension giving the discerning purchaser a lifetime home which includes 3 reception rooms and four double bedrooms.

The property is located in a highly sought after area in close proximity to the village of Hilltown and all local amenities.

This family home has been loved & maintained throughout the years and benefits from a private rear garden & patio area, private off street parking and a garage.

Viewings by appointment only. Please call our Newry office on (028) 300 50633 to arrange a viewing.

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Porch

6'8" x 4'4" (2.04 x 1.33)

Entrance Hall

6'11" x 17'1" (2.12 x 5.22)

Living Room

17'1" x 11'0" (5.23 x 3.36)

Reception Room 2

11'10" x 13'10" (3.62 x 4.22)

Kitchen/Dining

26'8" x 9'6" (8.133 x 2.91)

Utility Room

10'5" x 5'1" (3.19 x 1.56)

Downstairs Toilet and Wash hand basin

Reception room 3

23'4" x 10'4" (7.13 x 3.17)

First floor - Landing & hotpress

Master Bedroom

11'8" x 13'4" (3.56 x 4.08)

En-suite

6'4" x 7'3" (1.95 x 2.22)

Bedroom 2

13'4" x 11'8" (4.08 x 3.58)

Bedroom 3

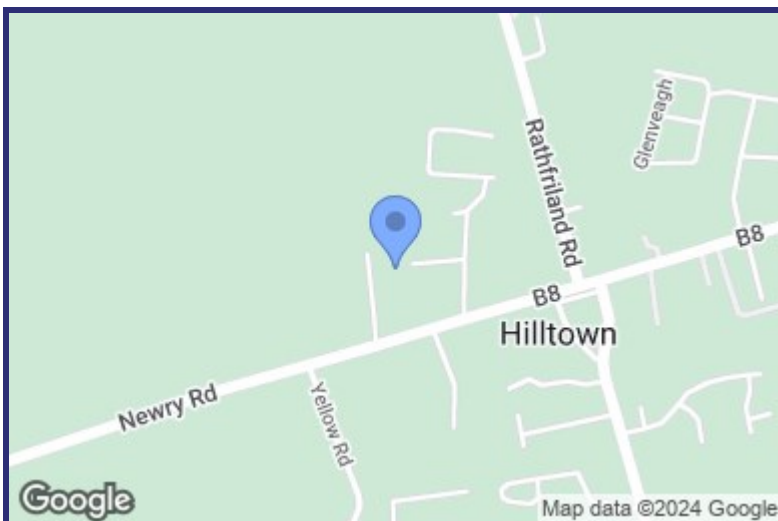
10'4" x 11'4" (3.17 x 3.47)

Bedroom 4

10'4" x 10'9" (3.15 x 3.30)

Bathroom

13'3" x 9'1" (4.04 x 2.78)

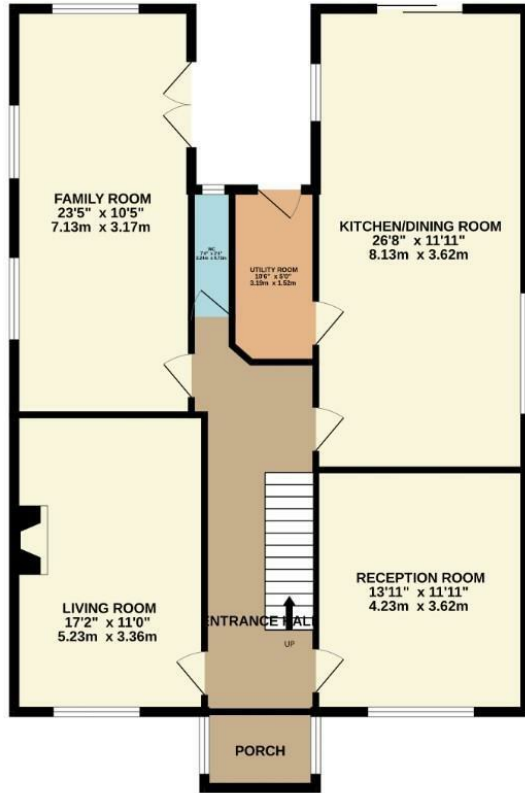


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

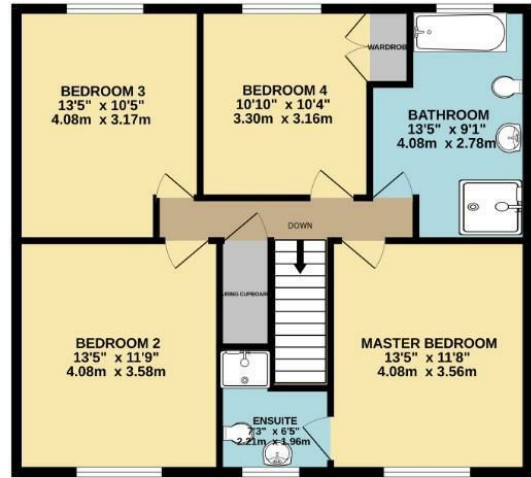


Floor Plan

GROUND FLOOR
1147 sq.ft. (106.5 sq.m.) approx.



1ST FLOOR
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA : 1937 sq.ft. (180.0 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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With multiple offices and a leading marketing team, we will make sure that you get the very best result.

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