

4 Gleann Na Manach
, Newry, BT34 2GL

Offers over £235,000

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- Detached property built in 2009.
- Double glazing PVC windows throughout.
- Benefits from solar panels which heat the water.
- EPC; C73
- Oil fired central heating.
- Ideally located

SUMMARY

Accommodation in Brief

GROUND FLOOR

Garage
20'6" x 10'4" (6.27m x 3.16m)

Entrance Hall

Living Room
15'7" x 12'10" (4.77m x 3.93m)

WC
7'0" x 3'2" (2.15m x 0.97m)

Kitchen/Dining Room
15'7" x 14'0" (4.77m x 4.27m)

Utility Room
7'0" x 6'9" (2.15m x 2.08m)

FIRST FLOOR

Master Bedroom
14'2" x 10'4" (4.32m x 3.16m)

Ensuite
10'4" x 6'4" (3.16m x 1.95m)

Bedroom 2
10'4" – 8'7" (3.16m – 2.63m)

Bathroom
10'4" x 6'3" (3.16m x 1.91m)

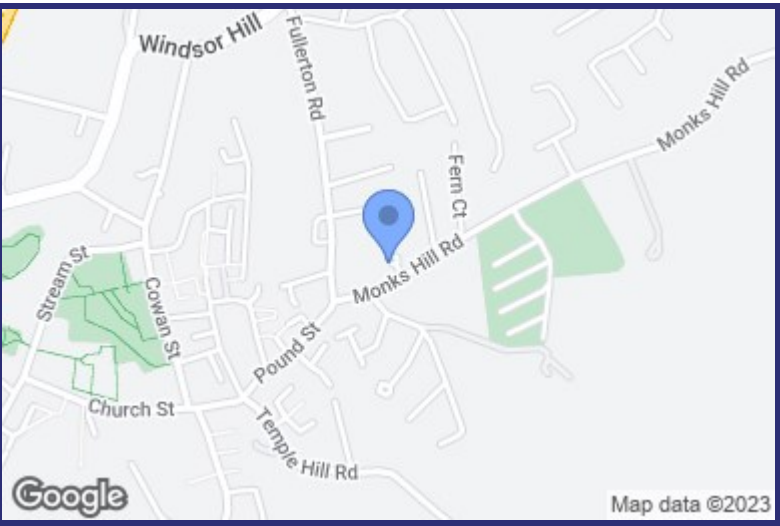
Bedroom 3
14'0" x 7'9" (4.27m x 2.38m)

Bedroom 4
15'1" x 10'0" (4.60m x 3.05m)

Study
7'7" x 6'3" (2.32m x 1.93m)

EXTERIOR

ADDITIONAL FEATURES

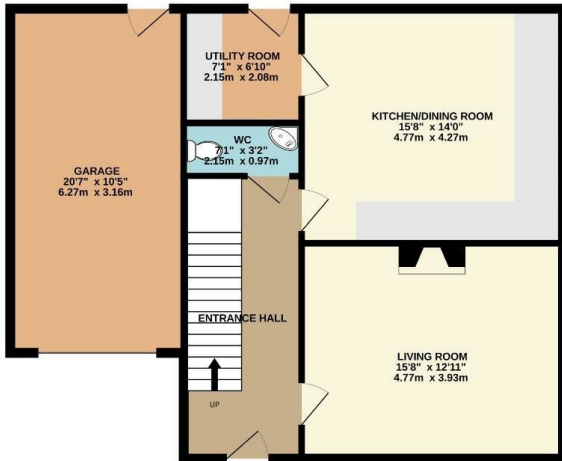


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

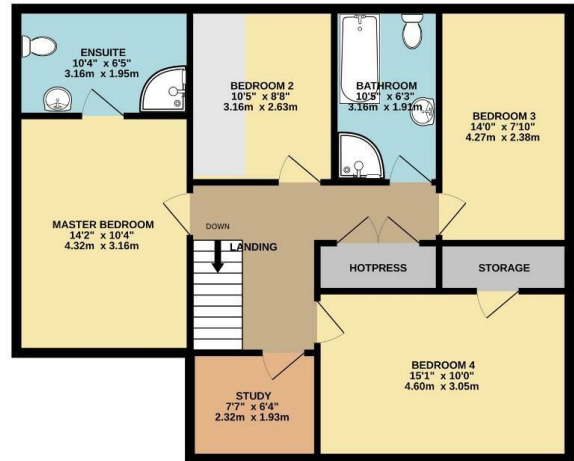


Floor Plan

GROUND FLOOR
818 sq.ft. (76.0 sq.m.) approx.



1ST FLOOR
824 sq.ft. (76.6 sq.m.) approx.



TOTAL FLOOR AREA: 1642 sq.ft. (152.5 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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