

**7 Rosconnor Terrace**  
Rathfriland, Newry, BT34 5DJ

**Guide price £95,000**

# 7 Rosconnor Terrace

Rathfriland, Newry, BT34 5DJ



- Ideal starter home/investment opportunity
- Oil fired central heating
- End-terrace
- Close proximity to local amenities
- Off Street Parking

## SUMMARY

### Accommodation in Brief

### GROUND FLOOR

#### Entrance Hall

#### Living Room

12'8" x 12'7" (3.88m x 3.84m)

#### Kitchen

12'8" x 7'6" (3.88m x 2.29m)

#### Bathroom

7'6" x 6'1" (2.29m x 1.86m)

### FIRST FLOOR

#### Bedroom 1

13'6" x 9'2" (4.13m x 2.81m)

#### Bedroom 2

10'10" x 9'7" (3.32m x 2.94m)

#### Bedroom 3

9'2" x 7'6" (2.80m x 2.29m)

### EXTERNAL

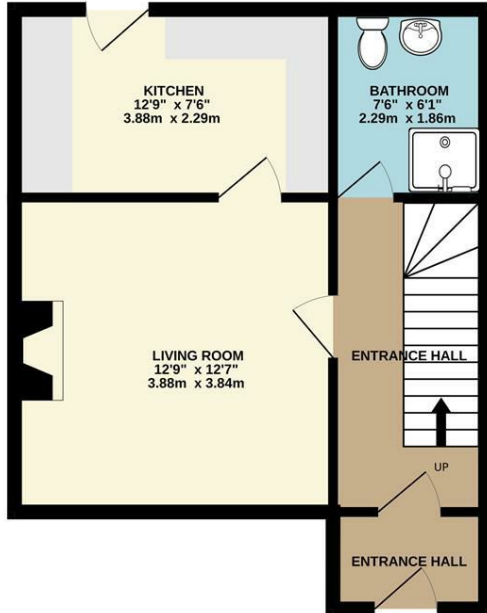


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>67</b>
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

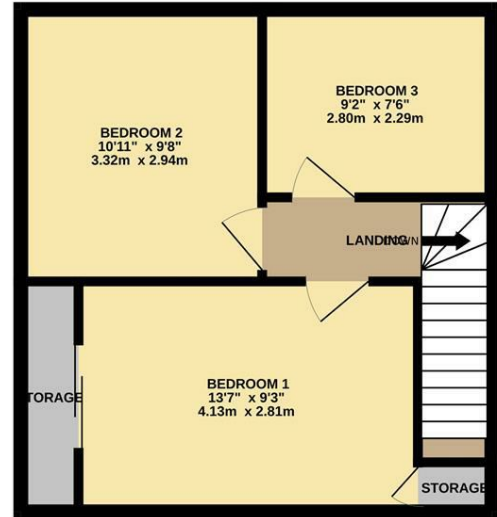


# Floor Plan

GROUND FLOOR  
396 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR  
378 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 774 sq.ft. (71.9 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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