

33 Benagh Road

Kilkeel, Newry, BT34 4LT

Offers over £235,000

This Detached spacious four bedroom house sits at the shores of Carlingford lough, being one mile from the Carlingford Ferry crossing to Greenore and one mile to Cranfield blue flag beach. Carlingford Lough Ferry connects the dramatic Cooley Peninsula at the beginning of Ireland's Ancient East in the Republic of Ireland with the majestic Mountains of Mourne.

The property is set over a 0.25 acre site which includes a private secure garden to the rear offering spectacular mountain views and benefits from ample outside storage offering a variety of uses (subject to planning). The property offers excellent accommodation for those seeking a rural location with stunning panoramic coastal views. Viewing is highly recommended.

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Entrance Hall

14'7" x 3'4" (4.47 x 1.02)

Living Room

13'10" x 10'0" (4.23 x 3.06)

Bedroom 1

14'7" x 10'6" (4.47 x 3.21)

Kitchen/Diner

13'10" x 11'4" (4.23 x 3.47)

First Floor

Bedroom 2

12'9" x 11'4" (3.91 x 3.46)

Bedroom 3

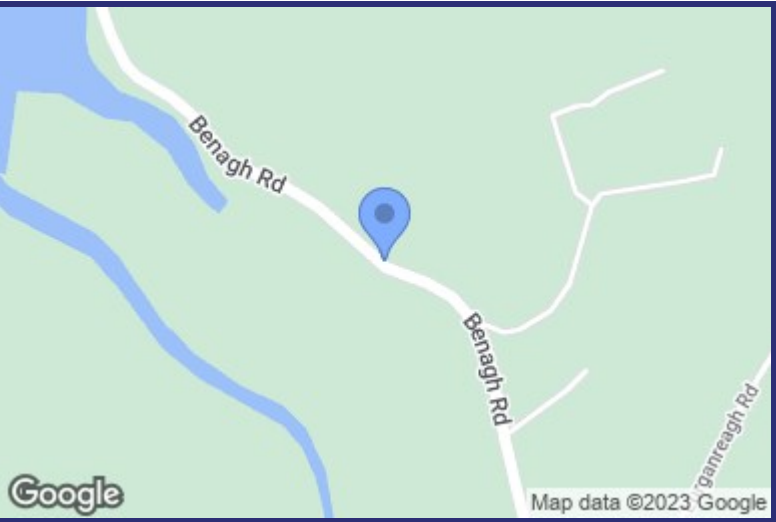
16'2" x 10'7" (4.94 x 3.25)

Bedroom 4

13'11" x 7'9" (4.26 x 2.38)

Bathroom

10'2" x 5'5" (3.11 x 1.67)

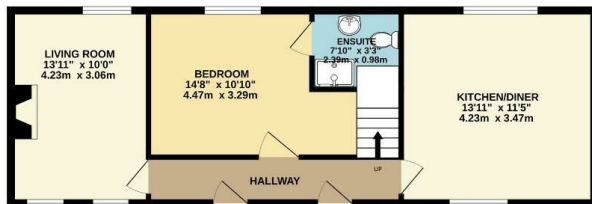


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	41
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

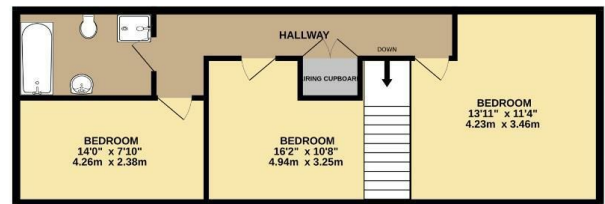


Floor Plan

GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA: 1210 sq.ft. (112.4 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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