

46 Kilbroney Road

Rostrevor, Newry, BT34 3BL

Offers over £185,000

Situated on the edge of Rostrevor Village, with views spanning across Kilbroney Forest Park, this characterful semi-detached house is located in the ever-desirable location of the Kilbroney Road. A rare opportunity to acquire a property that's just a few minutes' drive to all local amenities, 46 Kilbroney Road boasts an abundance of natural light, providing bright and airy open plan kitchen and living space, alongside generous bedroom and ancillary accommodation.

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Accommodation in Brief:-

Porch

Entrance Hall

5'6" x 9'6" (1.68m" x 2.90m")

Living Room

12'7" x 9'10" (3.84m" x 3.00m")

Kitchen/Dining/Family Room

27'3" x 13'5" (8.31m" x 4.09m")

Utility Room/ Storage

15'6" x 9'0" (4.72m" x 2.74m")

Shower room on ground floor

8'4" x 4'0" (2.54m" x 1.22m)

Woodshop/ Storage

19'3" x 9'0" (5.87m" x 2.74m")

First Floor

Bathroom

7'10" x 6'1" (2.39m" x 1.85m")

Bedroom 1

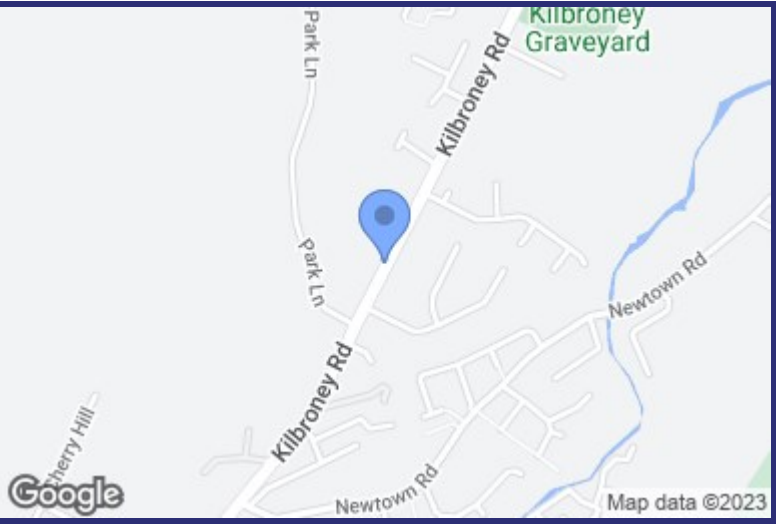
15'1" x 9'4" (4.60m" x 2.84m")


Bedroom 2

12'6" x 8'10" (3.81m" x 2.69m")

Bedroom 3

9'1" x 7'9" (2.77m" x 2.36m")

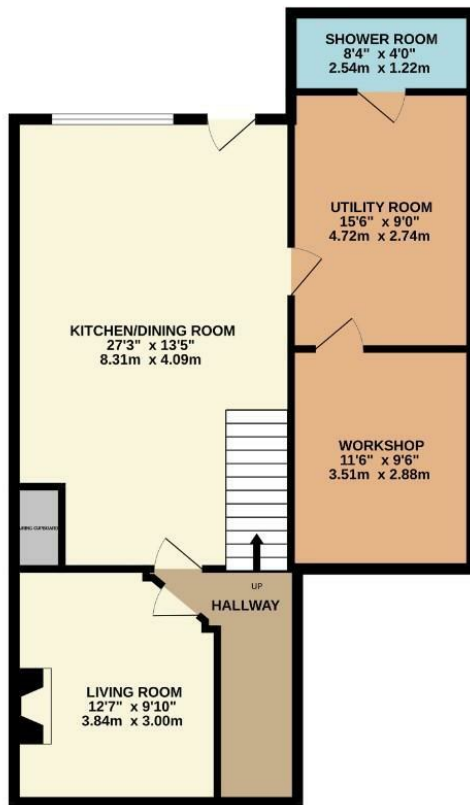


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC 	

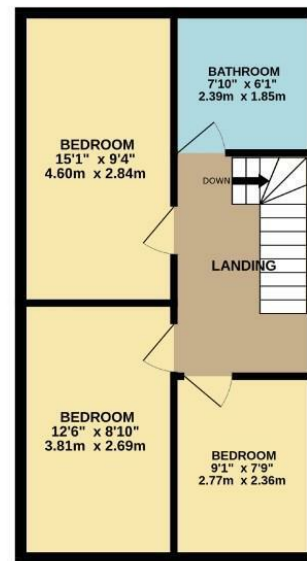


Floor Plan

GROUND FLOOR
791 sq.ft. (73.5 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 1230 sq.ft. (114.3 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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30 Monaghan Street, Newry, Co.Down, BT35 6AA
T: 028 300 50633 E: newry@bradleyeni.com

Warrenpoint:
25 Duke Street, Warrenpoint, Co.Down, BT34 3JY
T: 028 417 73777 E: warrenpoint@bradleyeni.com

Rostrevor:
14 Bridge Street, Rostrevor, Co.Down, BT34 3BG
T: 028 417 39999 E: rostrevor@bradleyeni.com

Belfast:
55-59 Adelaide Street, Belfast, Co.Antrim, BT2 8FE
T: 028 962 09909 E: belfast@bradleyeni.com

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