

## 10 Ardmore Drive

Hilltown, Newry, BT34 5UF

**Offers over £130,000**

Introducing to the market this recently refurbished 3 bed semi-detached house situated in a quiet cul-de-sac off the Rostrevor Road, Hilltown. Within walking distance to the village and easily accessible to all local amenities including St. Patricks Primary school. The property would be suitable to first time buyers, investors or a holiday home.

Easy access to floored attic offering additional storage space

Features:

Off street parking  
garden to front and secure garden to rear of property

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## Living Room

13'8" x 11'5" (4.19 x 3.48)

## Kitchen

17'10" x 10'11" (5.44 x 3.35)

## W/C

## Bedroom One

8'5" x 7'1" (2.57 x 2.18)

## Bedroom Two

11'5" x 10'5" (3.5 x 3.2)

## Bedroom Three

11'5" x 9'10" (3.48 x 3.0)

## Bathroom

7'6" x 6'5" (2.3 x 1.98)




### 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		
	33	65

**Northern Ireland**

EU Directive 2002/91/EC







## Floor Plan

*We look forward to working with you...*



*We get there together*

Our experienced and trusted team have assisted 1000's of people with buying, selling and letting.



*We're here for you*

Client care is at the very heart of what we do. We will guide and support you every step of the way.



*Always close by*

With multiple offices and a leading marketing team, we will make sure that you get the very best result.

**Newry:**

30 Monaghan Street, Newry, Co.Down, BT35 6AA  
T: 028 300 50633 E: newry@bradleyni.com

**Warrenpoint:**

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

**Rostrevor:**

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

**Belfast:**

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

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