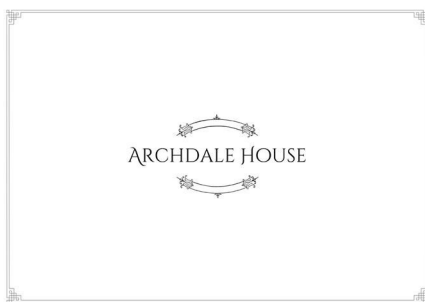




ARCHDALE HOUSE



24 Derrywilligan Road
Newry, BT35 6JU

Offers over £395,000

Archdale house is a beautifully presented 4 bedroom family home set on a private site extending to 1.2 acres. Entering via majestic cast-iron electric gates, flanked by high rising pillars and a tree lined tarmacadam driveway, you will be immediately captivated by this fine place. Internally, the property has been finished to an exceptionally high standard and boasts a range of entertaining space, alongside cosy first floor bedroom accommodation with two ensuites and separate bathroom, ideal for a growing family.

Externally the property offers a large lawn to the front and rear, with a landscaped patio area ideal for capturing the evening sun in this glorious south west facing setting. Further, a detached double garage provides excellent storage space and potential for alternative uses subject to consents.

Located on the highly desirable Derrywilligan Road, just three miles from both the city of Newry and popular village of Camlough; Archdale House is a fantastic property, ideally located just a few minutes from the A1/M1 dual carriageway connecting with both Belfast and Dublin in less than one hour drive time.

24 Derrywilligan Road

, Newry, BT35 6JU



- Nestled on a plot of approx. 1.2 acres
- Large cast iron electric gated entrance
- Double Garage – 8.37m x 7.03m
- Manicured gardens to front and rear
- Patio area to rear
- Tarmacadam driveway

GROUND FLOOR

Entrance Hall

12'7" x 21'3" (3.84m x 6.48m)

WC

2'9" x 6'8" (0.86m x 2.05m)

Living Room

17'4" x 14'6" (5.29m x 4.43m)

Bar/Reception 2

17'4" x 28'1" (5.29m x 8.58m)

Kitchen/Dining Room

26'1" x 13'7" (7.97m x 4.15m)

Sun Room

12'7" x 14'6" (3.86m x 4.44m)

Utility Room

5'9" x 9'3" (1.76m x 2.84m)

WC

5'9" x 4'3" (1.76m x 1.31m)

FIRST FLOOR

Landing

Bedroom 1

17'9" x 14'6" (5.43m x 4.43m)

Ensuite

7'9" x 5'2": (2.37m x 1.58m:)

Bedroom 2

17'10" x 14'6" (5.45m x 4.43m)

Ensuite

9'11" x 5'8" (3.04m x 1.73m)

Bedroom 3

13'7" x 11'8" (4.15m x 3.58m)

Bathroom

15'11" x 10'4" (4.87m x 3.16m)

Storage/Hotpress

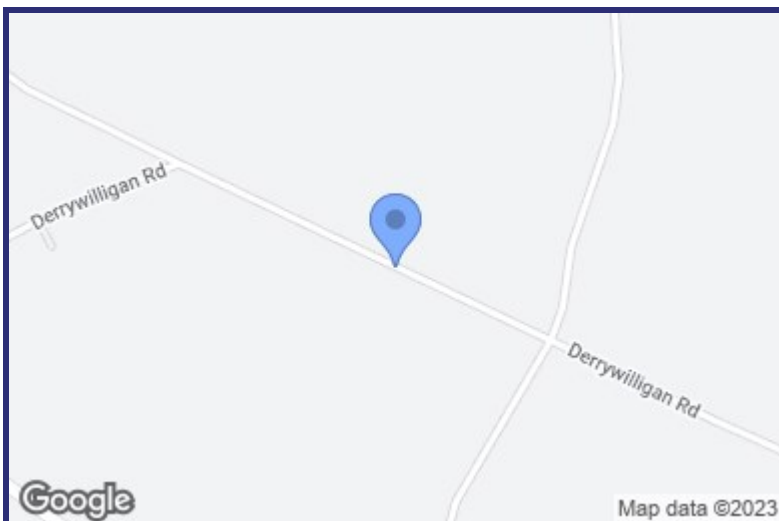
7'1" x 10'4" (2.17m x 3.16m)

Bedroom 4

14'0" x 13'7" (4.29m x 4.15m)

EXTERIOR

FURTHER INFORMATION

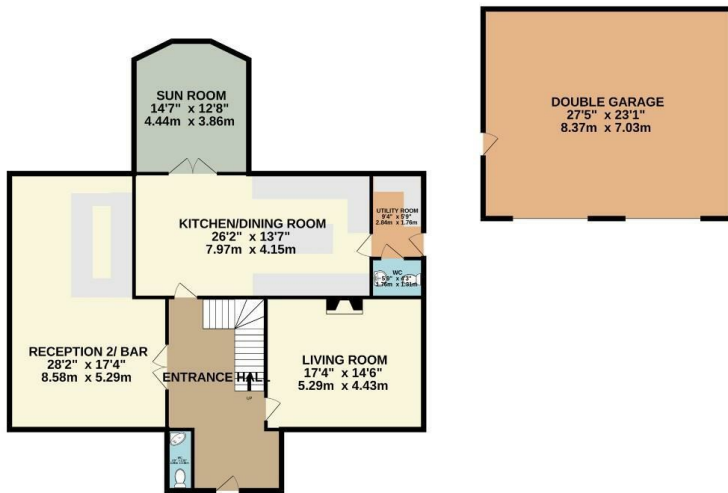


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

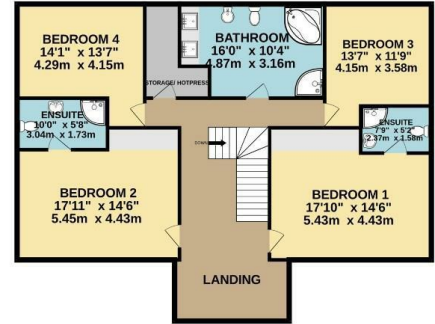


Floor Plan

GROUND FLOOR
2171 sq.ft. (201.7 sq.m.) approx.



1ST FLOOR
1369 sq.ft. (127.2 sq.m.) approx.



TOTAL FLOOR AREA: 3540 sq.ft. (328.9 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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We look forward to working with you...



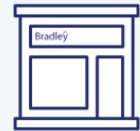
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