

**40 Knockdarragh**  
, Newry, BT34 2GB

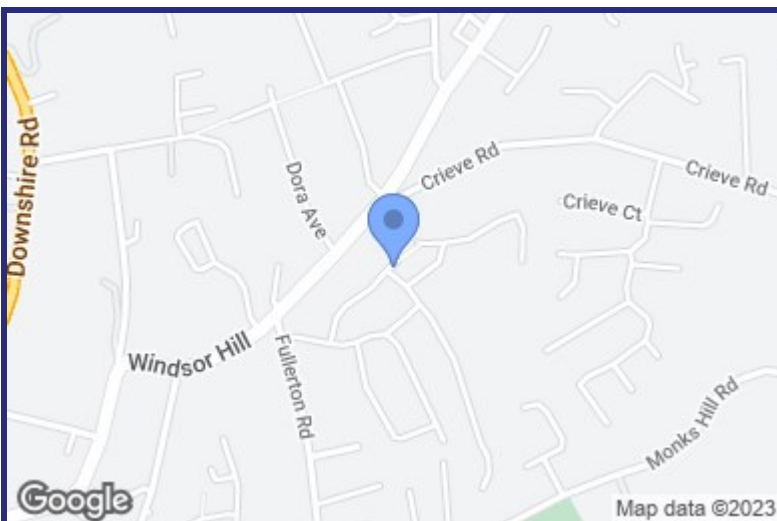
**Offers over £278,000**

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Description	Ensuite - 2.16m x 1.93m
Further Details	Bedroom 2 - 4.09m x 3.15m
<b>GROUND FLOOR</b>	Bedroom 3 - 3.89m x 3.15
Entrance Hall	Bedroom 4 3.15m x 2.59
Lounge - 5.08m x 3.66m	Bathroom - 2.79m x 2.59m
Reception 2 - 3.48m x 3.28m	EXTERIOR
Kitchen/Dining - 9.32m x 3.2m	Further information
Utility Room - 2.84m x 1.4m	
WC - 1.23m x 1.27m	
<b>FIRST FLOOR</b>	
Landing	
Master Bedroom - 4.09m x 3.66m	



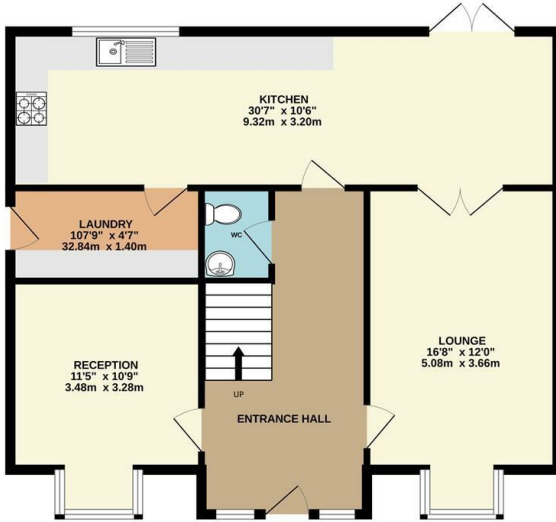
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	<b>68</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>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



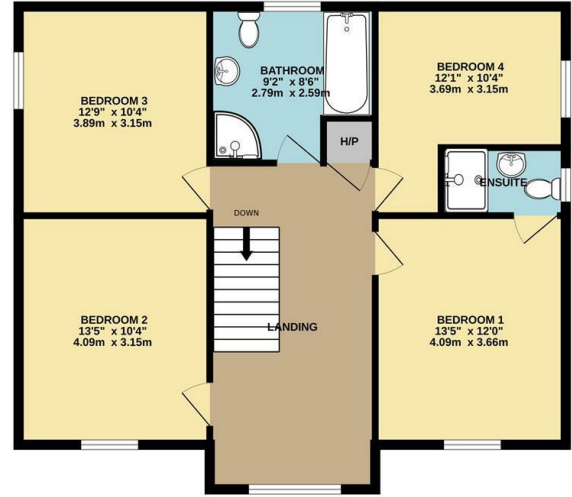


# Floor Plan

GROUND FLOOR  
849 sq.ft. (78.9 sq.m.) approx.



1ST FLOOR  
827 sq.ft. (76.8 sq.m.) approx.



TOTAL FLOOR AREA: 1676 sq.ft. (155.7 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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