

2 Killowen Terrace

Rostrevor, Newry, BT34 3ER

Offers in excess of
£375,000

A simply unique opportunity to acquire a stunning and charming mid-terrace period property which has retained many of its original features.

This incredibly versatile family home is ideal for those seeking a house full of character and located in one of Rostrevor's most sought-after locations, within walking distance to the village and all local amenities.

Set over three floors, this bright and spacious property set in a most tranquil setting boasts a front aspect overlooking Kilbroney Park with its lush greenery, varieties of shrubs, trees and flowers leaving the discerning purchaser with an outlook which only becomes more beautiful with each passing season.

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Porch

Entrance Hall

25'9" x 6'0" (7.87 x 1.85)

Living room

25'9" x 13'5" (7.87 x 4.11)

Kitchen

10'7" x 6'9" (3.24 x 2.08)

Shower Room

10'4" x 6'9" (3.17 x 2.07)

Bedroom 1 (located upstairs)

12'10" x 11'11" (3.92 x 3.65)

Living room (located on the first floor)

13'11" x 12'10" (4.25 x 3.92)

Office/storage room

9'1" x 6'0" (2.77 x 1.85)

Bedroom 2 located to the rear of the property

12'10" x 12'1" (3.92 x 3.70)

Bedroom 3 located on the second floor

14'2" x 11'1" (4.32 x 3.38)

Bedroom 4

11'1" x 8'11" (3.38 x 2.74)

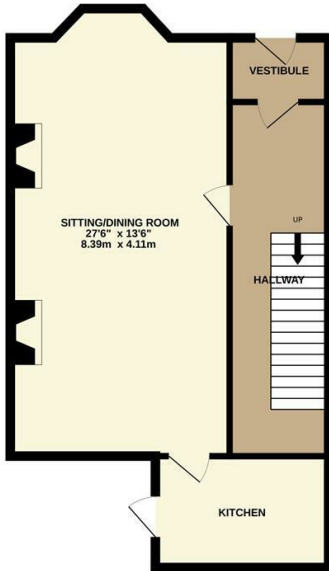


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		57
(39-54) E	32	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

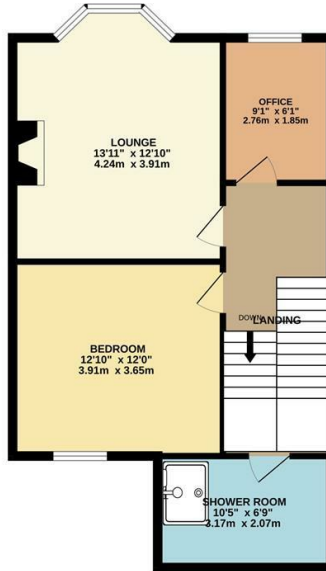


Floor Plan

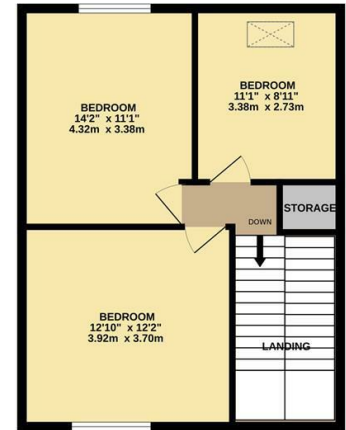
GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



2ND FLOOR
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA: 1658 sq.ft. (154.0 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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