



**33 Oldtown Lane**

Annalong, BT34 4RP

**Offers over £375,000**



# 33 Oldtown Lane

Annalong, BT34 4RP



- *Splendid c. 1.20 Acre plot with exceptional Mourne Views*
- *Contemporary interior finishes*
- *Oil fired heating*
- *Spacious 3 Reception / 5 Bedroom Accommodation*
- *Connected to Mains sewer system*
- *Partially constructed garage*
- *Currently operating as "Mourne Walks" B&B*
- *Pvc Double glazed*
- *Working from home quality broadband installed*

## FURTHER DETAILS

## ACCOMMODATION & DIMENSIONS

### GROUND FLOOR

#### Entrance Hall

12'10" x 9'8" (3.93m x 2.97m)

#### Lounge

25'5" x 11'8" (7.77m x 3.58m)

#### Dining Room / 2nd Reception

12'10" x 11'8" (3.92m x 3.58m)

#### Sun Room / 3rd Reception

12'4" x 11'4" (3.77m x 3.47m)

#### Kitchen

14'11" x 12'2" (4.57m x 3.73m)

#### Rear Lobby

#### Downstairs W.C.

6'6" x 3'6" (2.00m x 1.07m)

#### Utility Room

8'8" x 7'3" (2.65m x 2.21m)

#### Garage Conversion / Store

17'11" x 13'3" (5.48m x 4.04m)

### FIRST FLOOR

#### Bedroom 1

11'8" x 10'6" (3.58m x 3.21m)

#### Bedroom 2

12'2" x 10'4" (3.71m x 3.15m)

#### Bedroom 3 (Master)

12'2" x 11'8" (3.73m x 3.58m)

#### En-Suite 1

8'10" x 3'1" (2.71m x 0.96m)

#### Bedroom 4

12'10" x 11'8" (3.93m x 3.58)

#### En-Suite 2

5'9" x 3'1" (1.76m x 0.96m)

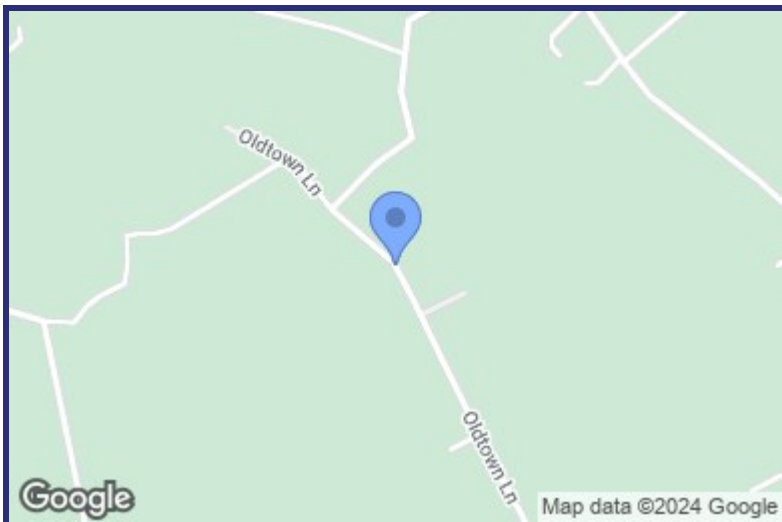
#### Office / Bedroom 5

9'9" x 9'0" (2.99m x 2.76m)

#### Family Bathroom

8'11" x 7'5" (2.73m x 2.28m)

### EXTERNAL



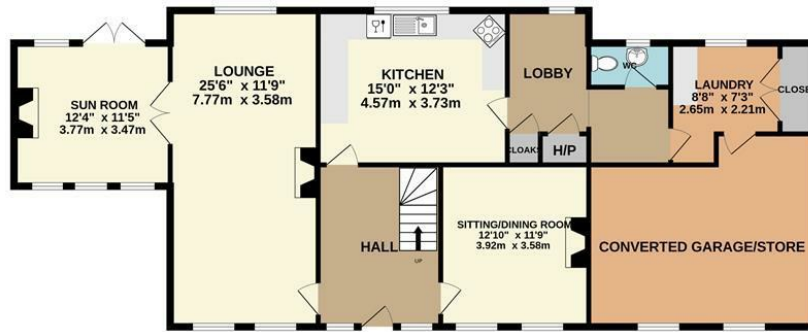
| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>65</b>               | <b>71</b> |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>Northern Ireland</b>                     | EU Directive 2002/91/EC |           |





# Floor Plan

GROUND FLOOR  
1363 sq.ft. (126.6 sq.m.) approx.



1ST FLOOR  
835 sq.ft. (77.6 sq.m.) approx.



TOTAL FLOOR AREA: 2198 sq.ft. (204.2 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...*



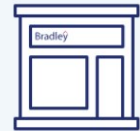
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