



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)

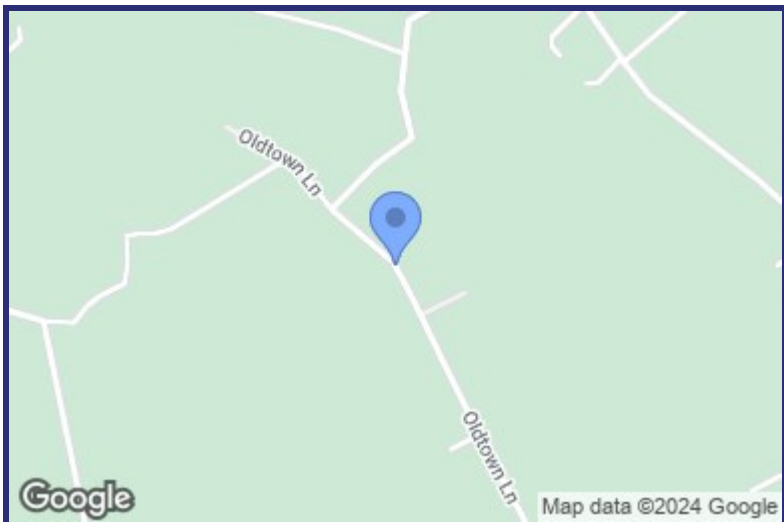
Office / Bedroom 5

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

Family Bathroom

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

EXTERNAL

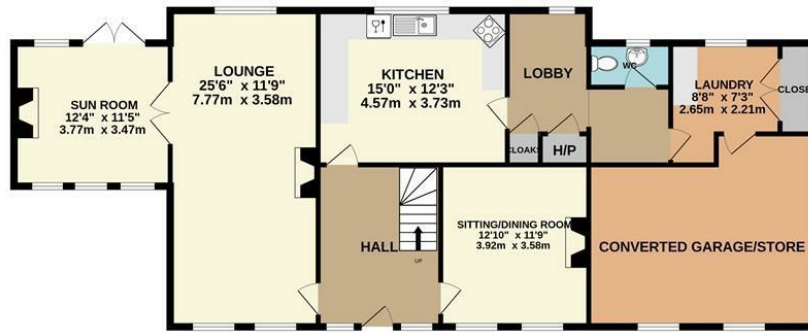


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



Floor Plan

GROUND FLOOR
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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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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