



92 Kilbroney Road

Rostrevor, Newry, BT34 3BN

£185,000

This two bedroom cottage sits on a large plot of circa 0.7 acres located 1.5 miles from the heart of the picturesque village of Rostrevor

This cottage is set in a rural peaceful location yet being close to all local amenities.
Rarely does a cottage of this nature come on the open market.

The cottage will appeal to those wishing to renovate a property of their design (subject to planning) or build a replacement dwelling (subject to planning) further up in the field which will give the discerning purchaser views of Carlingford lough, the Cooley mountains and surrounding countryside.

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Entrance Hall

14'3" x 4'4" (4.35 x 1.34)

Living Room

12'6" x 11'10" (3.82 x 3.61)

Kitchen/dining

15'7" x 10'9" (4.77 x 3.29)

Bedroom 1

10'7" x 11'1" (3.23 x 3.38)

Bedroom 2

8'5" x 12'11" (2.59 x 3.94)

Bathroom

7'7" x 7'10" (2.33 x 2.4)



Energy Efficiency Rating

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



We look forward to working with you...



We get there together

Our experienced and trusted team have assisted 1000's of people with buying, selling and letting.



We're here for you

Client care is at the very heart of what we do. We will guide and support you every step of the way.



Always close by

With multiple offices and a leading marketing team, we will make sure that you get the very best result.

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