



60 Shore Road

Rostrevor, Newry, BT34 3AA

Asking price £300,000

Nestled between Kilbroney Park & Rostrevor forest on an elevated generous site this 3 bedroom detached bungalow is in walking distance to the Park, forest walks, beach and the picturesque village of Rostrevor.

If you are in the market for a property that has ever changing views with each passing season and love your garden this could be the one.

Rarely does a property of this nature come on the open market and although the property is in need of a total up-grade it will appeal to those looking a unique property in an area of outstanding beauty.

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Entrance Hall

8'7" x 20'4" (2.64 x 6.20)

Living room

19'0" x 13'0" (5.81 x 3.97)

Kitchen

10'11" x 5'8" (3.33 x 1.75)

Bathroom

6'5" x 5'4" (1.98 x 1.63m)

Toilet

6'4" x 5'4" (1.94 x 1.64)

Bedroom 1 (master)

15'7" x 7'0" (4.76 x 2.14)

Wet room

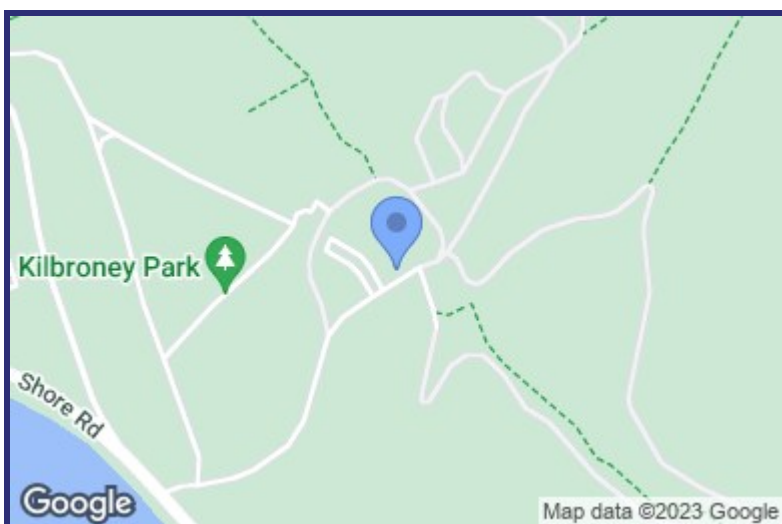
9'10" x 9'9" (3.01 x 2.99)

Bedroom 2

12'0" x 10'4" (3.67 x 3.16)

Bedroom 3

10'0" x 9'1" (3.05 x 2.77)

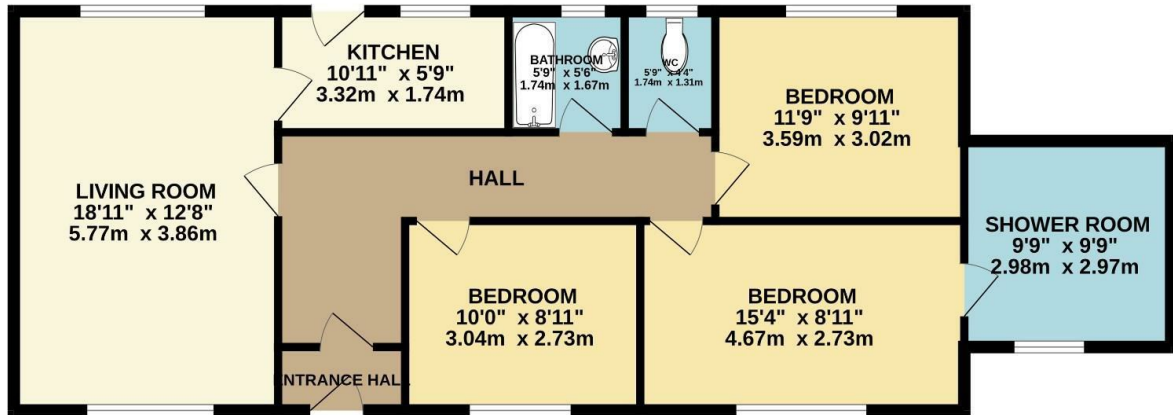


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	59
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



Floor Plan

GROUND FLOOR 943 sq.ft. (87.6 sq.m.) approx.



TOTAL FLOOR AREA: 943 sq.ft. (87.6 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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