

**4 Shinn School Road**  
Newry, BT34 1PA

**Guide price £200,000**

# 4 Shinn School Road

, Newry, BT34 1PA



- *Period-style home with an abundance of potential*
- *Detached property with long sweeping driveway*
- *Rural setting with picturesque views of the surrounding countryside*
- *Oil fired central heating*

## ADDITIONAL INFORMATION

### Property Overview

### Accommodation in brief:

### GROUND FLOOR

#### Porch/Entrance Hall

#### Drawing Room

22'11" x 13'7" (6.99m x 4.15m)

#### Living Room

18'2" x 13'5" (5.55m x 4.09m)

#### Bathroom

14'6" x 6'0" (4.43m x 1.83m)

#### Sitting/Dining Room

12'11" x 12'7" (3.94m x 3.85m)

#### Storage/Office

#### Kitchen

14'1" x 10'0" (4.30m x 3.05m)

#### Boiler room

#### Scullery

12'7" x 8'11" (3.85m x 2.72m)

### FIRST FLOOR

#### Bedroom/Office

9'10" x 5'11" (3.00m x 1.82m)

#### Bathroom

9'10" x 6'6" (3.00m x 2.00m)

#### Bedroom 1

12'7" x 9'0" (3.85m x 2.76m)

#### Shower room

6'5" x 2'7" (1.97m x 0.80m)

#### Bedroom 2

14'0" x 10'9" (4.28m x 3.28m)

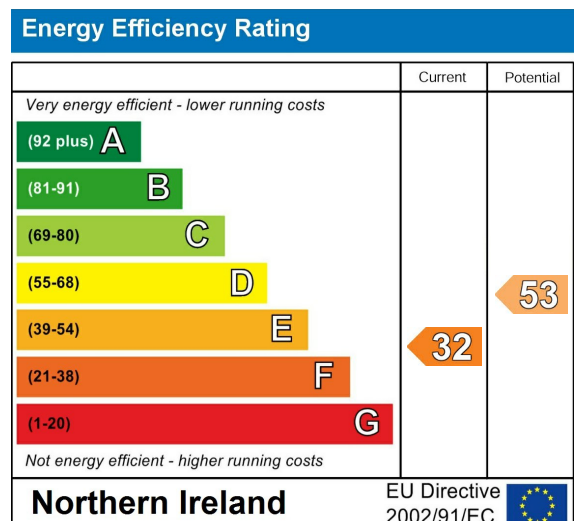
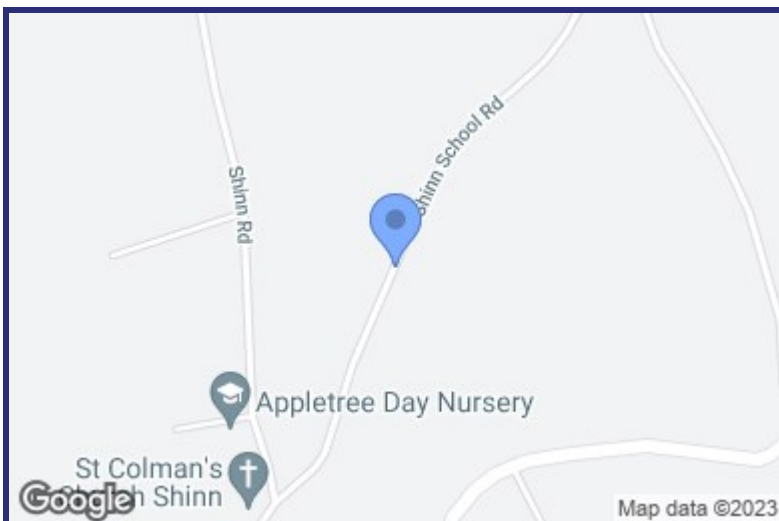
#### Bedroom 3

14'0" x 11'5" (4.28m x 3.50m)

#### Bedroom 4

18'7" x 13'5" (5.67m x 4.09m)

### EXTERIOR



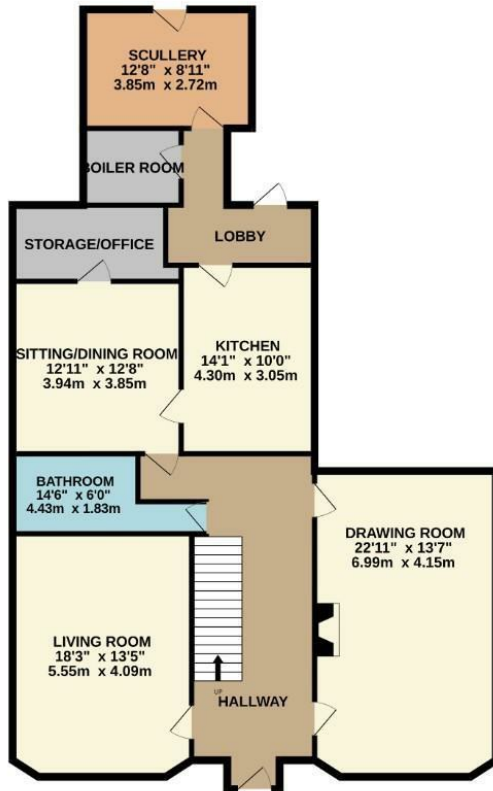




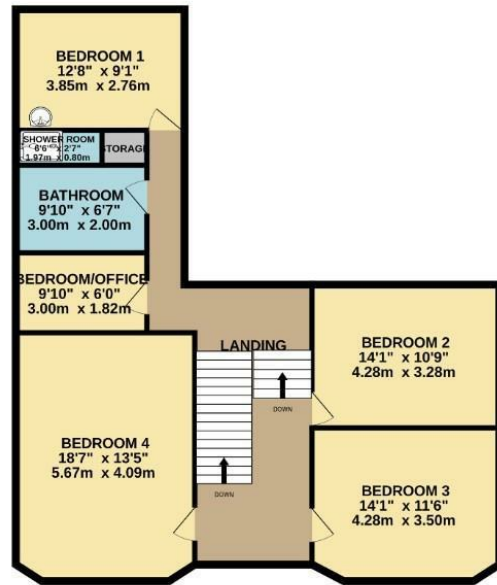


# Floor Plan

GROUND FLOOR  
1443 sq.ft. (134.1 sq.m.) approx.



1ST FLOOR  
1051 sq.ft. (97.6 sq.m.) approx.



TOTAL FLOOR AREA : 2494 sq.ft. (231.7 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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