



8 Ardaveen Drive

Dublin Road, Newry, BT35 8UH

Guide price £150,000

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- 3 Spacious Bedrooms
- Off street parking and enclosed rear garden
- Ideally located, just off the Dublin Road, Newry
- OFCH

SUMMARY

Accommodation in Brief:

GROUND FLOOR

Entrance Hall

Living Room

13'0" x 11'11" (3.98m x 3.64m)

Bedroom 1

14'2" x 9'4" (4.32m x 2.87m)

Kitchen/Dining Room

15'5" x 9'6" (4.72m x 2.92m)

Utility Room

6'7" x 5'6" (2.02m x 1.70m)

WC

5'6" x 2'9" (1.70m x 0.84m)

FIRST FLOOR

Bathroom

10'1" x 6'3" (3.08m x 1.91m)

Bedroom 2

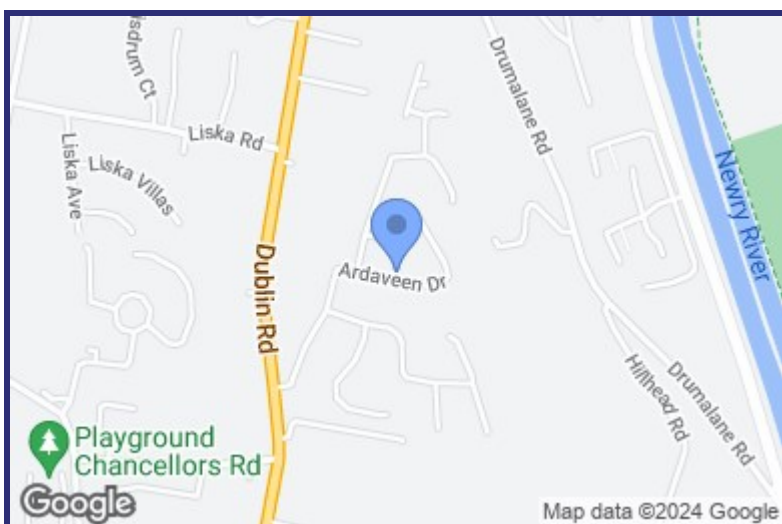
10'1" x 8'3" (3.08m x 2.53m)

Bedroom 3

19'9" x 10'4" (6.02m x 3.15m)

Hotpress/Storage

EXTERIOR

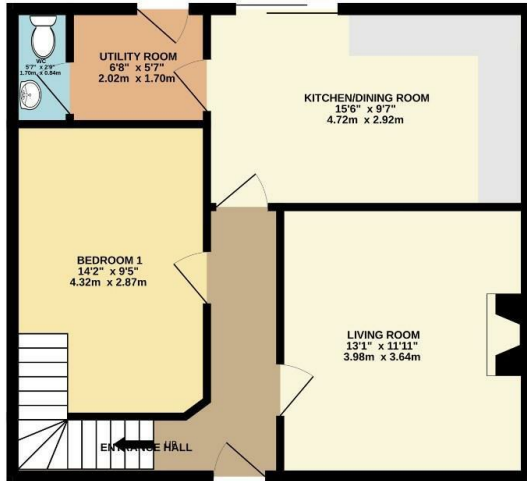


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	66
Northern Ireland	EU Directive 2002/91/EC	

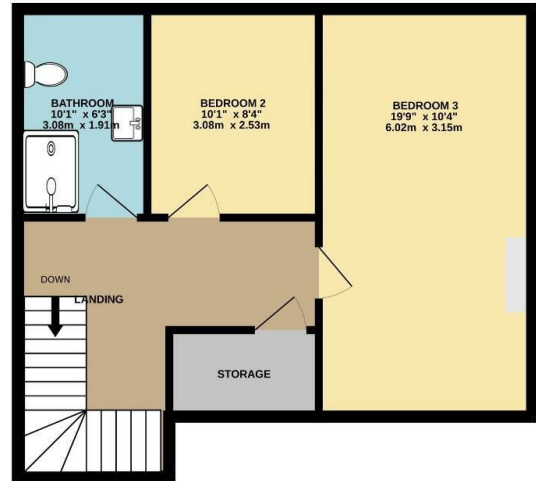


Floor Plan

GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 1071 sq.ft. (99.5 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...



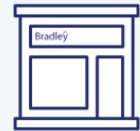
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