



## 17 Cahir Linn

Rostrevor, Newry, BT34 3GP

Offers Over £295,000

Situated in the heart of Rostrevor just yards from the shores of the ever scenic Carlingford Lough and within easy commuting distance to all local amenities on offer within the picturesque village.

This 4 bedroom family home offers bright, spacious and well-appointed accommodation. Finished to a high specification throughout, this generously proportioned property can only be appreciated upon internal inspection, garden laid in lawn to front and paved rear garden/patio area.

The property benefits from an added sunroom off the kitchen/diner, however it will be down to the discerning purchaser to fit this out, as it is a shell in its current state.

# 17 Cahir Linn

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4



2



2



E

## Entrance Hall

8'2" x 5'4" (2.51 x 1.63)

## Downstairs W/C

5'1" x 4'11" (1.56 x 1.51)

## Living room

16'8" x 12'11" (5.10 x 3.96)

## Kitchen/Diner

16'8" x 13'8" (5.10 x 4.17)

## Sun Room/ Lounge

## Utility Room

9'2" x 5'6" (2.81 x 1.69)

## Master Bedroom

16'8" x 14'11" (5.10 x 4.56)

## Bedroom Two

13'10" x 9'6" (4.22 x 2.91)

## Bathroom

9'1" x 8'2" (2.77 x 2.50)

## Bedroom Three

15'0" x 14'2" (4.59 x 4.33)

## Bedroom Four

14'2" x 14'2" (4.32 x 4.33)



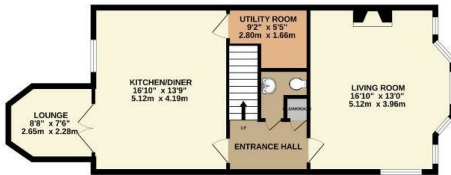
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	57
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	





# Floor Plan

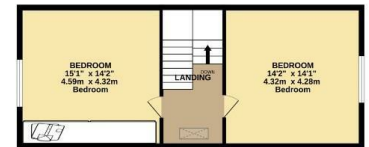
GROUND FLOOR  
654 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR  
599 sq.ft. (55.7 sq.m.) approx.



2ND FLOOR  
495 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA: 1747 sq.ft. (162.3 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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