



26 Newtown Road
Camlough, Newry, BT35 7JJ

Offers over £400,000

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- Substantial 4 Bedroom property on c.5.2acres
- Flanked with mature trees offering privacy and seclusion
- Generous living space ideal for entertaining
- Walled courtyard to rear of property
- Detached Garage/ Outbuildings
- Oil Fired Central Heating

SUMMARY

Accommodation in Brief:

GROUND FLOOR

Entrance Porch

6'3" x 7'6" (1.92m x 2.30m)

Entrance Hall

Living Room

14'6" x 11'8" (4.43m x 3.56m)

Drawing Room

26'1" x 14'9" (7.96m x 4.50m)

WC

6'3" x 4'11" (1.92m x 1.51m)

Sitting/Dining Room

14'6" x 11'5" (4.43m x 3.50m)

Kitchen

14'6" x 11'0" (4.43m x 3.36m)

FIRST FLOOR

Master Bedroom

15'5" x 10'2" (4.71m x 3.11m)

Ensuite

9'3" x 3'6" (2.83m x 1.09m)

Bedroom 2

14'9" x 11'6" (4.50m x 3.51m)

Bedroom 3

12'5" x 11'2" (3.81m x 3.41m)

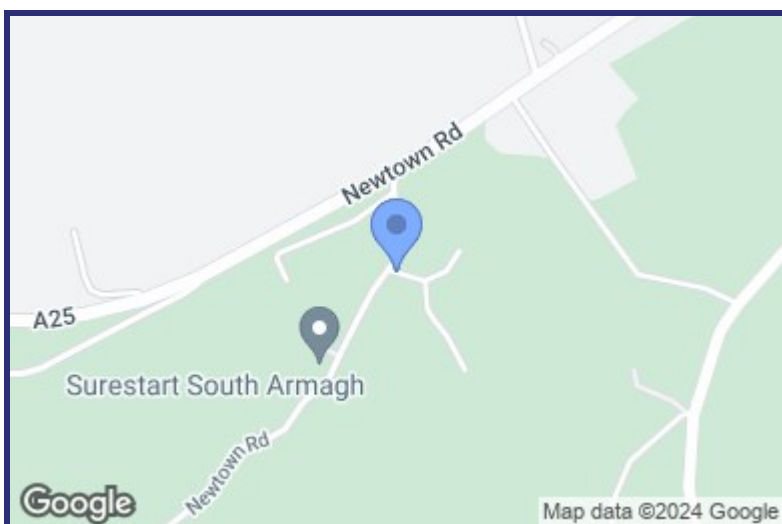
Bedroom 4

14'3" x 8'7" (4.35m x 2.64m)

Main Bathroom

12'4" x 8'6" (3.77m x 2.60m)

EXTERNAL

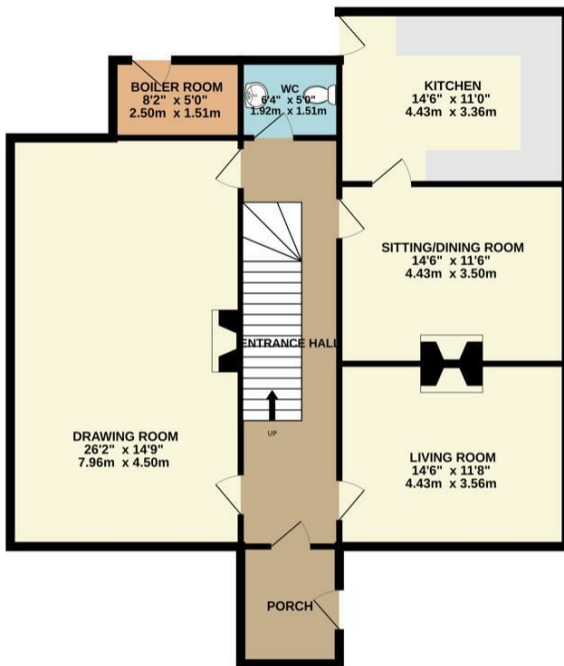


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	17	24
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

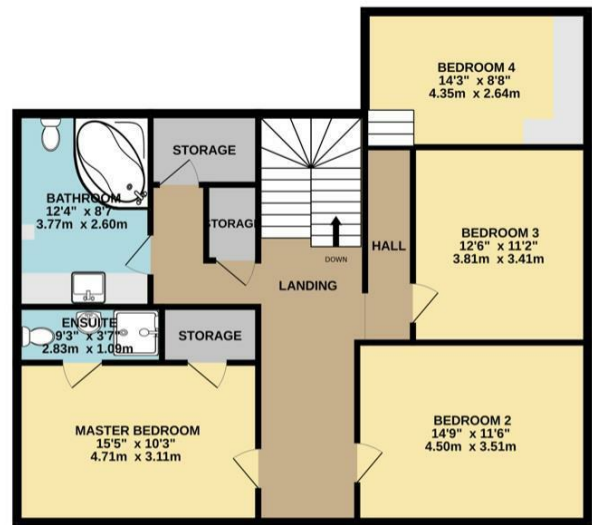


Floor Plan

GROUND FLOOR
1148 sq.ft. (106.6 sq.m.) approx.



1ST FLOOR
1048 sq.ft. (97.4 sq.m.) approx.



TOTAL FLOOR AREA : 2196 sq.ft. (204.0 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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