



10 Molly Road

Jonesborough, Newry, BT35 8HY

£279,950

We are delighted to present this extraordinary detached home, nestled on a mature and private site just a few minutes walk from the heart of the village of Jonesborough. Immaculately maintained and thoughtfully designed, this residence offers an idyllic sanctuary for a growing family, blending spacious interiors with exceptional outdoor amenities. Boasting seven bedrooms, this home is tailor-made for a growing family.

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Accommodation in Brief:

GROUND FLOOR

Entrance Porch

Entrance Hall

Living Room

15'4" x 15'1": (4.68m x 4.60m:)

Kitchen/Dining Room

15'11" x 15'4": (4.87m x 4.68m:)

Utility Room

6'5" x 6'2": (1.96m x 1.90m:)

WC

6'5" x 4'4": (1.96m x 1.33m:)

Hotpress

Family Room

14'0" x 10'9": (4.27m x 3.29m:)

Bathroom

10'7" x 7'8": (3.23m x 2.36m:)

Bedroom 1

10'9" x 8'9" : (3.29m x 2.69m :)

Bedroom 2

12'11" x 9'10": (3.96m x 3.02m:)

Bedroom 3

12'9" x 9'10": (3.90m x 3.02m:)

Bedroom 4

10'7" x 8'9": (3.23m x 2.69m:)

FIRST FLOOR

Landing

Master Bedroom

24'1" x 15'4" (at widest point): (7.35m x 4.68m (at widest point):)

Shower Room

7'4" x 5'6": (2.26m x 1.68m:)

Bedroom 5

11'11" x 7'4": (3.65m x 2.26m:)

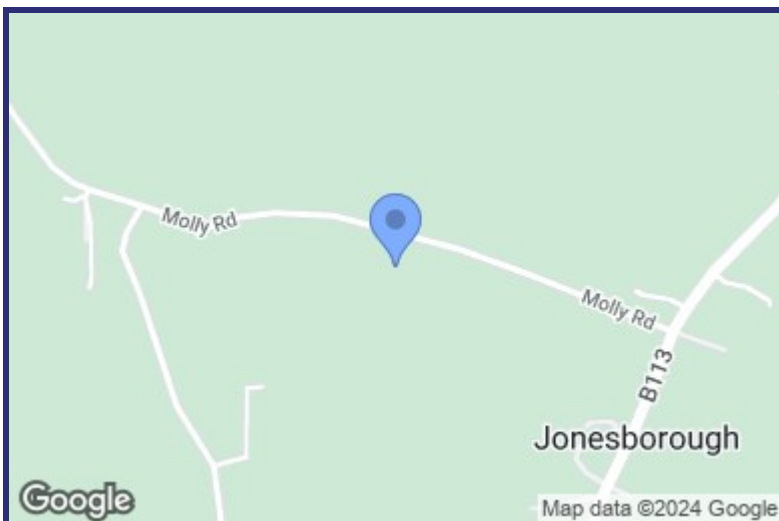
Bedroom 6

11'6" x 9'8": (3.52m x 2.95m:)

Ensuite

6'7" x 2'6": (2.02m x 0.77m:)

EXTERIOR



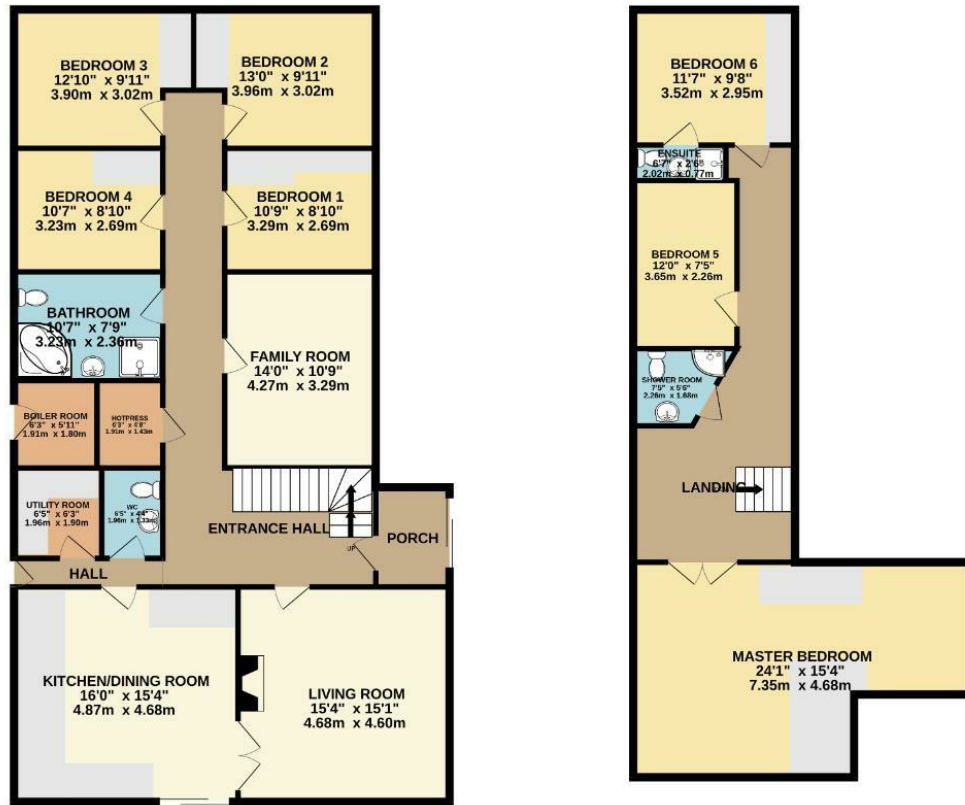
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



Floor Plan

GROUND FLOOR
1571 sq.ft. (146.0 sq.m.) approx.

1ST FLOOR
776 sq.ft. (72.1 sq.m.) approx.



TOTAL FLOOR AREA: 2347 sq.ft. (218.1 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.
Made with Metrepx 02024

We look forward to working with you...



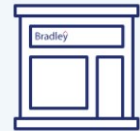
We get there together

Our experienced and trusted team have assisted 1000's of people with buying, selling and letting.



We're here for you

Client care is at the very heart of what we do. We will guide and support you every step of the way.



Always close by

With multiple offices and a leading marketing team, we will make sure that you get the very best result.

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