



**10 Molly Road**

Jonesborough, Newry, BT35 8HY

**Offers Over £289,950**

# 10 Molly Road

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- *Extraordinary 7 Bedroom detached home*
- *Stunning views spanning across the local countryside*
- *Conveniently located just minutes away from the M1 Dual Carriageway between Belfast and Dublin*
- *EPC; D61*
- *Abundance of outdoor space with mature gardens, deck area and large shed*
- *Oil fired central heating with back boiler in living room*

## SUMMARY

### 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:)

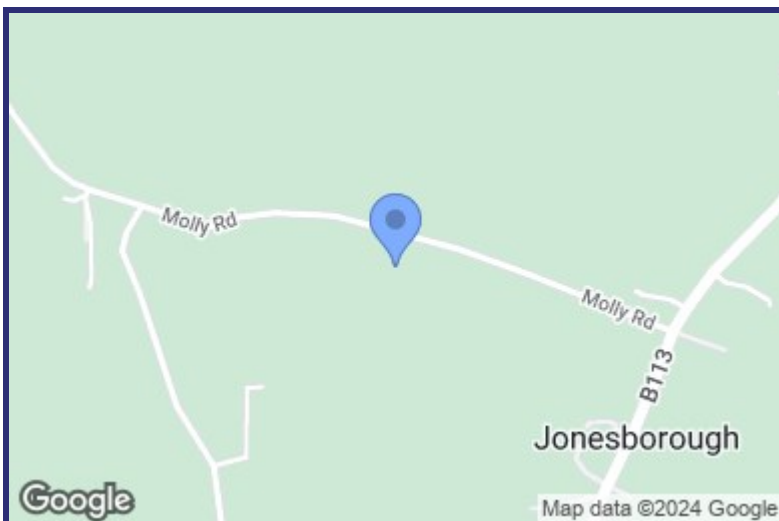
#### Bedroom 6

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	<b>67</b>
(39-54) <b>E</b>		
(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  
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.  
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