



10 Molly Road

Jonesborough, Newry, BT35 8HY

Offers Over £299,950

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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



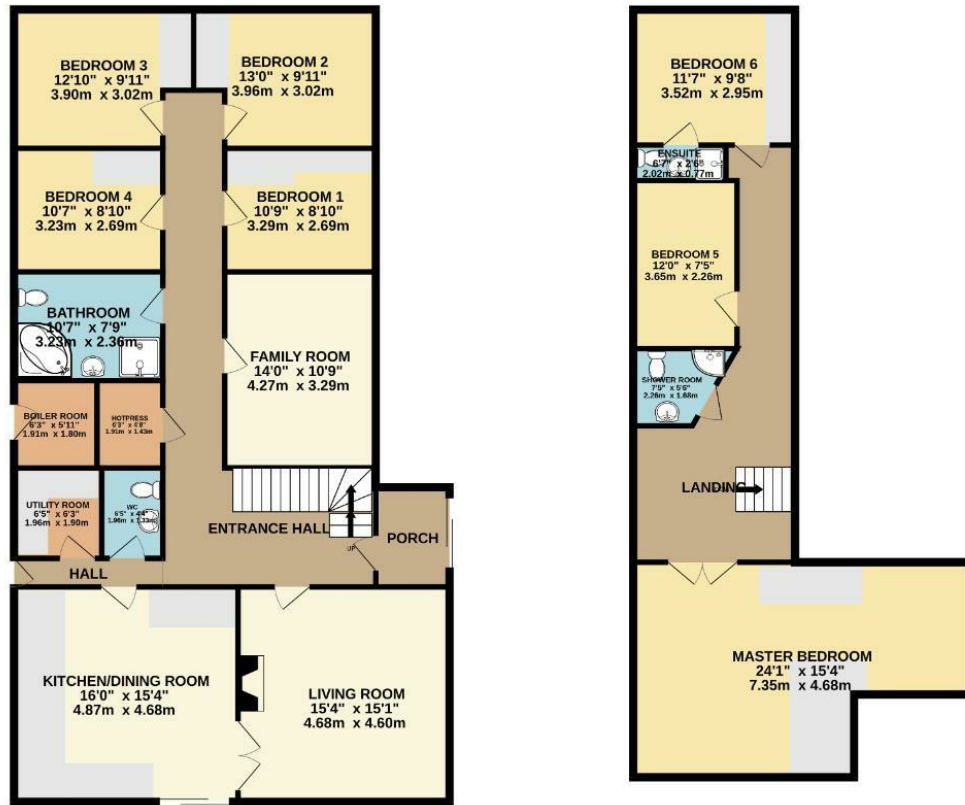
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



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.
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