

41 Mountain View

Warrenpoint, Newry, BT34 3XG

Offers over £169,500

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- Gas Central Heating
- Tarmacadamed Driveway
- Wooden decking with recessed lights
- PVC double glazing
- Artificial lawns to front and rear
- Garden shed
- Off street parking
- Outside tap to rear
- Panoramic view over the mountains

SUMMARY

Ground Floor

Hallway

Living Room

12'5" x 10'2" (3.79 x 3.1)

Kitchen/Dining Area

17'7" x 12'5" (5.38 x 3.79)

Landing

1st Floor

Bathroom

7'4" x 6'5" (2.25 x 1.97)

Bedroom 1

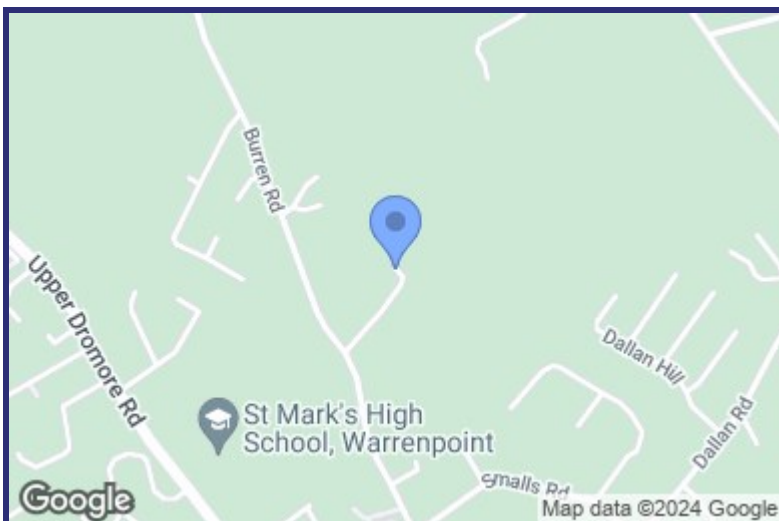
10'9" x 9'8" (3.30 x 2.95)

Bedroom 2

9'1" x 9'0" (2.79 x 2.75)

Bedroom 3

8'11" x 8'1" (2.72 x 2.47)

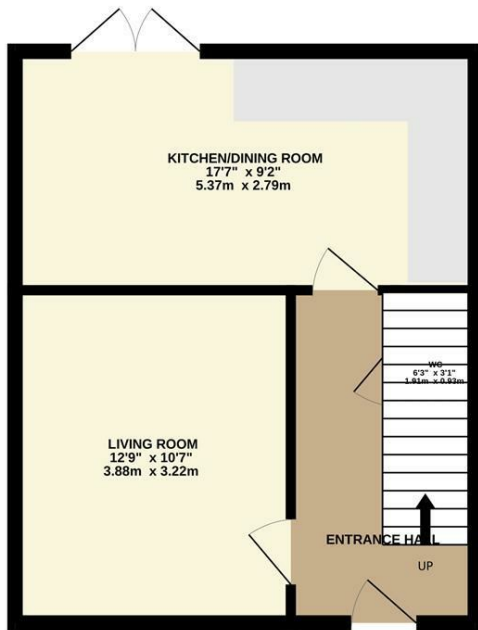


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

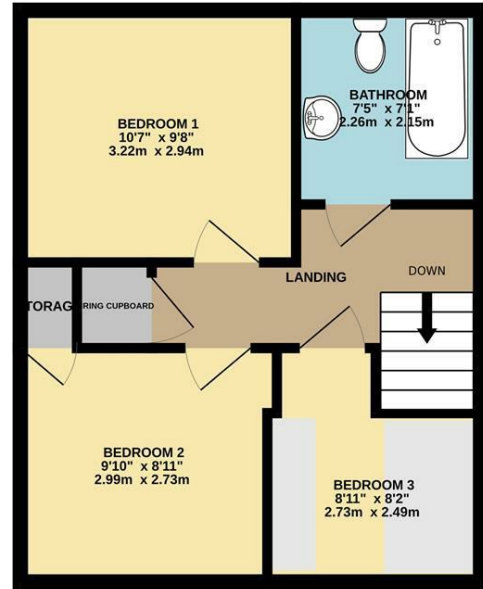


Floor Plan

GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 771 sq.ft. (71.6 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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