



77 Knockdarragh
, Newry, BT34 2GA

Offers Over £312,000

77 Knockdarragh

, Newry, BT34 2GA



SUMMARY

Accommodation in Brief:

GROUND FLOOR

Entrance Porch

7'4" x 2'10": (2.25m x 0.87m:)

Entrance Hall

7'4" x 15'7": (2.25m x 4.75m:)

Sitting Room/Bedroom

11'5" x 15'7": (3.49m x 4.75m:)

Living Room

11'4" x 15'7": (3.46m x 4.75m:)

Kitchen/Dining Room

22'6" x 10'4": (6.88m x 3.16m:)

Utility Room

7'7" x 7'5": (2.32m x 2.28m:)

WC

7'7" x 2'11": (2.32m x 0.89m:)

FIRST FLOOR

Master Bedroom

11'4" x 13'7": (3.46m x 4.16m:)

Ensuite

7'1" x 3'10": (2.17m x 1.17m:)

Dressing Room/Bedroom

10'7" x 12'3": (3.25m x 3.75m:)

Bedroom 3

11'5" x 13'3": (3.49m x 4.05m:)

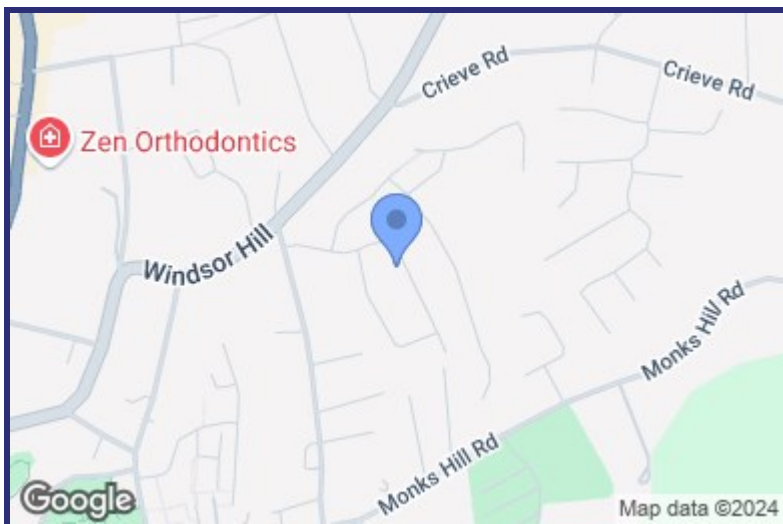
Bedroom 4

10'4" x 12'8": (3.16m x 3.87m:)

Bathroom

9'1" x 7'10": (2.78m x 2.39m:)

EXTERIOR

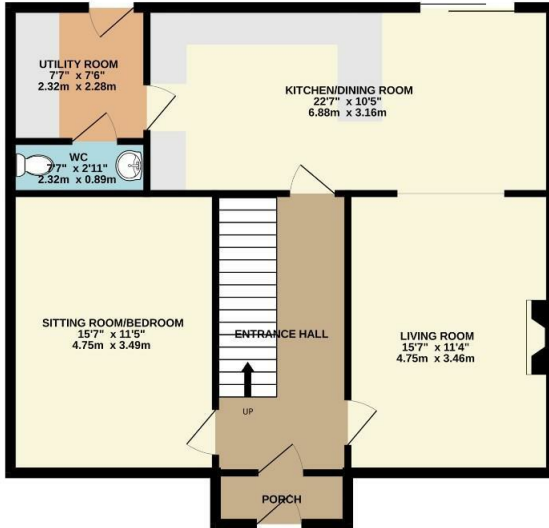


| Energy Efficiency Rating | | |
|---------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 63 | 65 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Northern Ireland | EU Directive 2002/91/EC | |

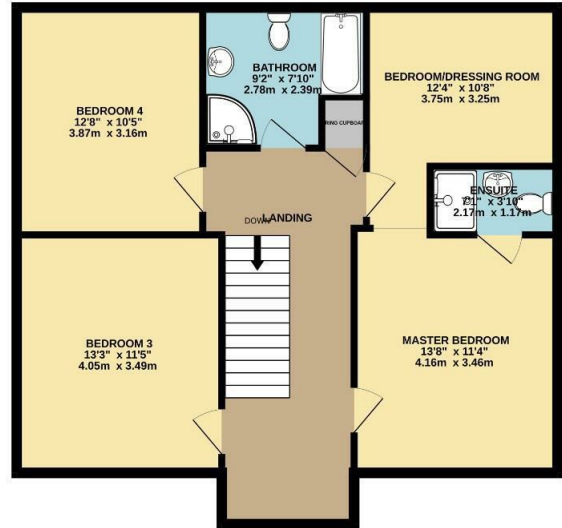


Floor Plan

GROUND FLOOR
800 sq.ft. (74.3 sq.m.) approx.



1ST FLOOR
805 sq.ft. (74.8 sq.m.) approx.



TOTAL FLOOR AREA: 1605 sq.ft. (149.1 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 Metropix ©2024

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.

Newry:
30 Monaghan Street, Newry, Co.Down, BT35 6AA
T: 028 300 50633 E: newry@bradleyeni.com

Warrenpoint:
25 Duke Street, Warrenpoint, Co.Down, BT34 3JY
T: 028 417 73777 E: warrenpoint@bradleyeni.com

Rostrevor:
14 Bridge Street, Rostrevor, Co.Down, BT34 3BG
T: 028 417 39999 E: rostrevor@bradleyeni.com

Belfast:
55-59 Adelaide Street, Belfast, Co.Antrim, BT2 8FE
T: 028 962 09909 E: belfast@bradleyeni.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.