

## 11 Syenite Place

Rostrevor, Newry, BT34 3EP

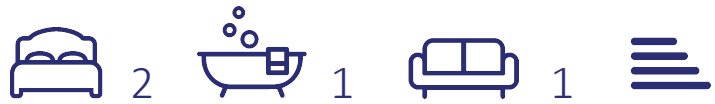
**Offers over £155,000**

This delightfully presented two bedroom period mid terrace house is situated close to the Village with convenient access to the Kilbroney Park, fairy Glen, Schools and all local amenities. The house has been refurbished in recent years and is presented in beautiful condition throughout.

Ideally suited to first time buyers, investors and those seeking a holiday home in the locale.

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- 2 Bedroom Mid Terrace
- No Additional Outlay Required
- Village Location
- Oil Fired Central Heating

## Entrance Hall

5'1" x 2'11" (1.55 x 0.89)

## Living Room

13'0" (at widest point) x 18'8" (3.98 (at widest point) x 5.71)

## Kitchen

10'4" x 7'4" (3.15 x 2.26)

## Bedroom One

13'0" x 10'4" (3.98 x 3.17)

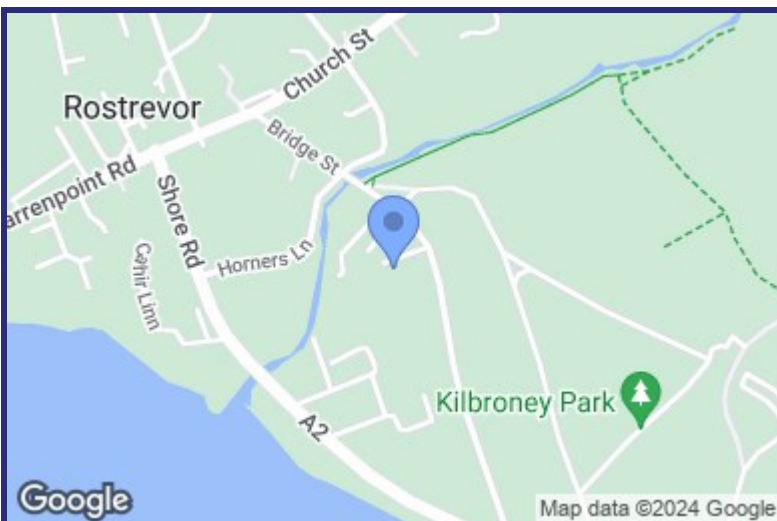
## Bathroom

7'11" x 6'6" (2.42 x 1.99)

## HWC

## Bedroom Two

10'5" x 7'5" (3.20 x 2.27)



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>		
(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  
318 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 643 sq.ft. (59.8 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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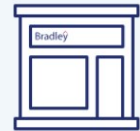
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