



## 8 Cloc Ballaun

Warrenpoint, Newry, BT34 3XD

Offers over £185,000

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- Electric Car Charging Point
- All new quality carpets throughout
- Heating Controls to a smart system that works the 3 zones of an app and through Alexa
- Integrated loft ladder
- Floored Attic area

## THE DETAILS

Further Deatils & Approx Measurements

### GROUND FLOOR

#### Entrance Hallway

6'8" x 19'2" (2.04m x 5.86m)

#### Lounge

15'2" x 8'9" (4.63m x 2.68m)

#### Kitchen/Dining

16'7" x 12'0" (5.08m x 3.66m)

#### Utility Room

7'6" x 5'1" (2.29m x 1.57m)

#### Downstairs W.C.

6'3" x 2'10" (1.93m x 0.88m)

## FIRST FLOOR

### Landing

7'5" x 12'5" (2.28m x 3.80m)

### Bedroom 1

13'8" x 8'9" (4.19m x 2.68m)

### En-Suite Shower Room

13'8" x 8'9" (4.19m x 2.68m)

### Bedroom 2

10'0" x 8'9" (3.07m x 2.68m)

### Bedroom 3

7'6" x 7'8" (2.29m x 2.36m)

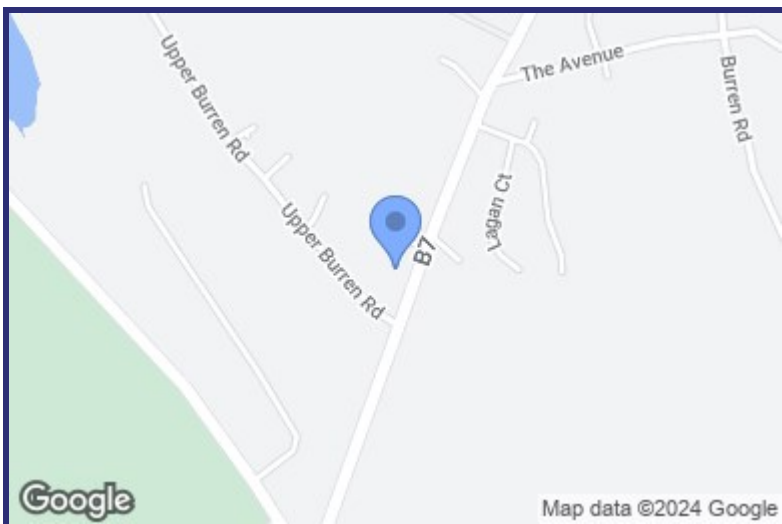
### Bathroom

7'5" x 6'5" (2.27m x 1.98m)

### Hotpress

3'6" x 2'11" (1.08m x 0.90m)

## EXTERNAL

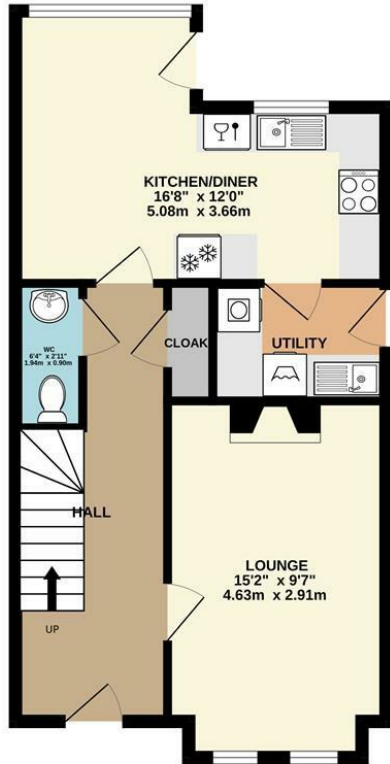


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

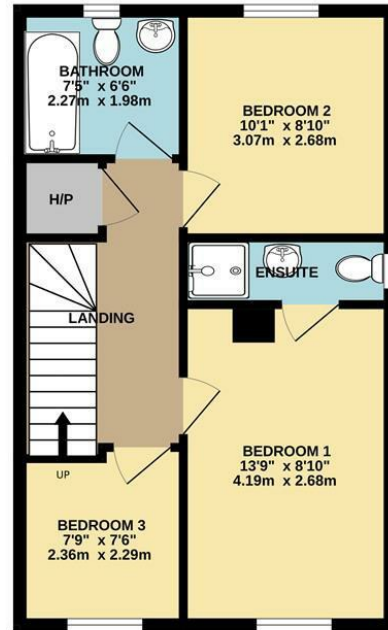


# Floor Plan

GROUND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 915 sq.ft. (85.0 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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**Newry:**  
30 Monaghan Street, Newry, Co.Down, BT35 6AA  
T: 028 300 50633 E: newry@bradleyni.com

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

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

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

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