



3 Ardfield Avenue

Warrenpoint, Newry, BT34 3UE

£210,000

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- PVC double glazed throughout
- Oil fired central Heating
- Enclosed rear garden with outside tap
- Stunning views over the Cooley
- Close proximity to Town Centre
- Off street parking for 2 cars
- Mountains & surrounding area
- & all local amenities

SUMMARY

Hallway

Living Room

15'3" x 10'11" (4.66 x 3.35)

Kitchen

21'3" x 10'7" (6.49 x 3.24)

Utility Room

7'11" x 5'10" (2.43 x 1.78)

Bedroom 1

10'0" x 9'10" (3.06 x 3)

Bathroom

9'2" x 6'5" (2.81 x 1.97)

Landing

Bedroom 2

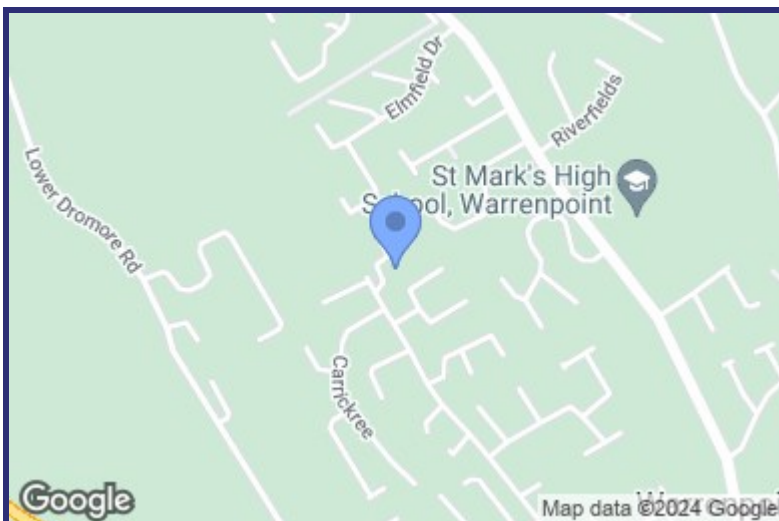
18'0" x 10'11" (5.51 x 3.34)

Bedroom 3

12'9" x 12'4" (3.89 x 3.78)

Shower Room

9'2" x 4'11" (2.80 x 1.52)

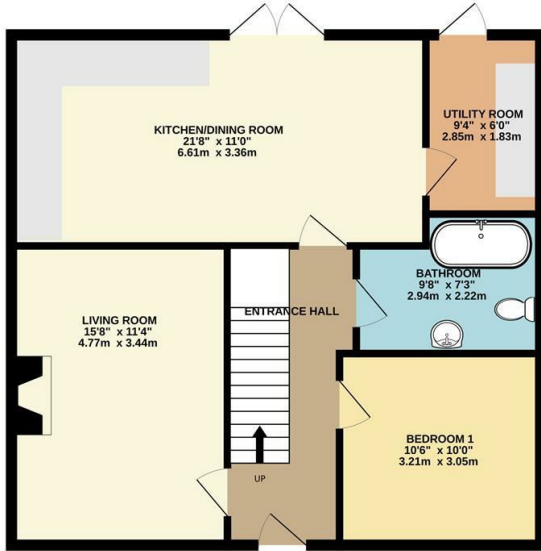


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

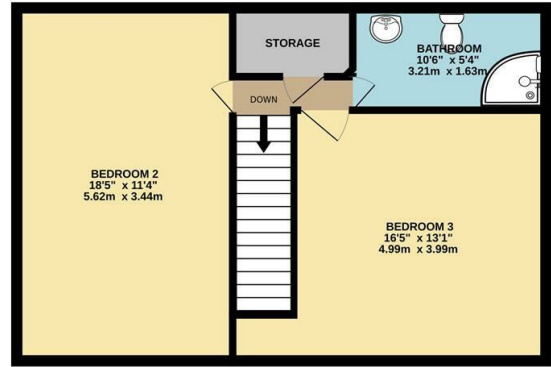


Floor Plan

GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.



1ST FLOOR
511 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA: 1241 sq.ft. (115.3 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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