



**5a Arthur Street**  
, Newry, BT34 1HR

**Offers over £240,000**

# 5a Arthur Street

, Newry, BT34 1HR



## SUMMARY

### Accommodation in Brief:

### GROUND FLOOR

#### Entrance Hall

7'1" x 10'3" (at widest point): (2.18m x 3.14m (at widest point):)

#### Living Room

20'6" x 10'9" (at widest point): (6.26m x 3.28m (at widest point):)

#### Lobby

8'10" x 5'6": (2.71m x 1.69m:)

#### Dining Room

16'11" x 10'9": (5.18m x 3.29m:)

#### Kitchen

14'6" x 13'8": (4.44m x 4.17m:)

#### Utility Room

11'1" x 5'9": (3.40m x 1.76m:)

#### Bedroom 1

11'4" x 9'4": (3.46m x 2.86m:)

### FIRST FLOOR

#### Study

7'1" x 5'0": (2.18m x 1.53m:)

#### Bedroom 2

11'2" x 10'9" (at widest point): (3.41m x 3.29m (at widest point):)

#### Master Bedroom

16'11" x 10'9": (5.18m x 3.29m:)

#### Ensuite

10'9" x 8'5": (3.29m x 2.57m:)

#### Dressing Room

9'6" x 4'5": (2.90m x 1.37m:)

#### Bedroom 3

9'8" x 9'6": (2.96m x 2.91m:)

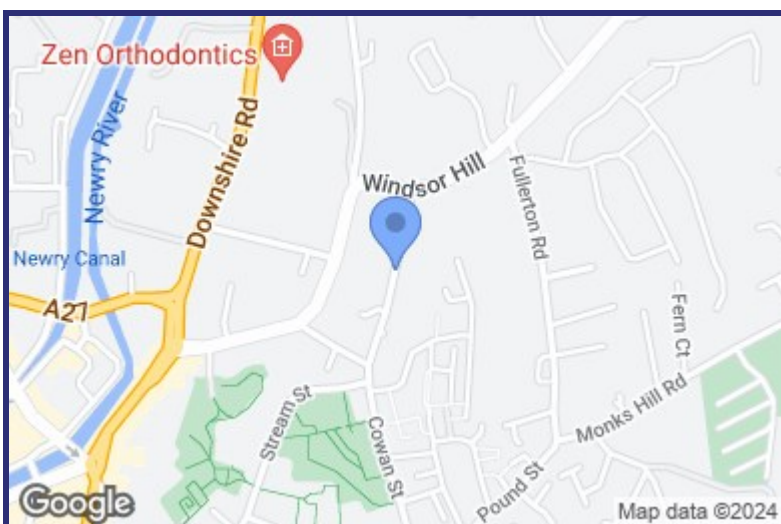
#### Bathroom

9'4" x 6'5": (2.86m x 1.96m:)

#### Bedroom 4

11'10" x 9'4": (3.61m x 2.86m:)

### EXTERIOR



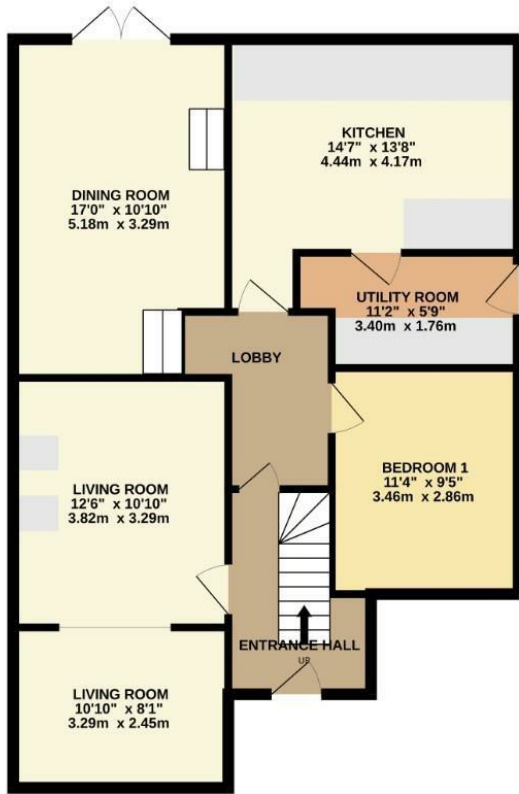
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	61
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



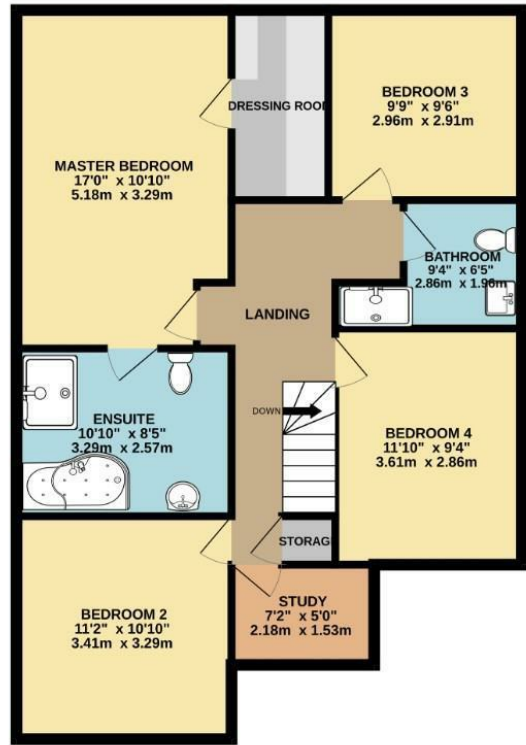


# Floor Plan

GROUND FLOOR  
847 sq.ft. (78.7 sq.m.) approx.



1ST FLOOR  
837 sq.ft. (77.8 sq.m.) approx.



TOTAL FLOOR AREA : 1684 sq.ft. (156.5 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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