

simon**BRIEN**
RESIDENTIAL

14 Chapel Road,
Newry, BT34 2QG



Offers Around £895,000

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KEY FEATURES

- Newly Constructed Six Bedroom Detached Family Home Positioned on a Superb Elevated Site
- Spanning Circa 4500 Square Feet Over Two Floors, Site Spanning Circa 1.3 Acres
- Superb Views Across Newry Town Centre, the Mourne Mountains and the Newry River
- Recently Constructed Providing the Highest Quality of Fixtures and Fittings Throughout
- Excellent Transport Links to Belfast City Centre, Newry, Dundalk and Dublin
- Entrance Leading to a Grand Tiled Hallway with Wooden Staircase and Additional Side Door
- Two Separate Front Reception Rooms, One with Wood Burning Stove
- Downstairs Bedroom with Luxurious En-Suite Shower Room
- Open Plan Kitchen Living Dining Room with Bespoke Fully Fitted Kitchen and Breakfast Island
- Bi-Folding Doors Leading to Front Courtyard
- Separate Utility Room with Range of Built in Units and Downstairs WC
- First Floor Providing Five Double Bedrooms, Main Bedroom with Luxurious Walk in Wardrobe and En-Suite Shower Room
- Two Further En-Suite Bathrooms and Separate Family Bathroom and Modern White Suite
- Generous Additional Landing Storage and Roofspace Storage
- Sweeping Tarmac Driveway with Elevated Private Parking, Electric Gates and EV Charging Point
- Detached Double Garage with Roller Shutters and Skylight
- Private Water Well and Stone Wall to Rear of Property
- Elevated Private Rear Garden Laid in Lawns with Further Front Gardens Laid in Lawns
- Exceptional Energy Performance Rating of 85/B
- Time and Temperature Controlled Zonal Under Floor Heating
- Oil Fired Central Heating and High-Performance Double Glazing Throughout
- No Onward Chain
- Ideally Suited to the Young Professional, Young Family or Upsizer Alike
- Early Viewing Highly Recommended

DESCRIPTION

We are delighted to bring to the market number 14 Chapel Road, Newry. Ideally positioned on the outskirts of Newry Town Centre, this property has recently been constructed by PC Plant and Construction LTD with exceptional attention to detail leaving nothing left to do but simply move in. The property itself spans around 4500 square feet over two floors and occupies a private site extending to circa 1.3 acres.

This superb address offers ease of access to Newry Town Centre as well as providing excellent transport links to Greater Belfast, Dublin and Dundalk. Positioned just off the Warrenpoint Road, the property offers excellent proximity to the Ring of Gullion and the Mourne Mountains, both areas of outstanding natural beauty.

The ground floor of the property comprises of a spacious hallway with wooden staircase and tiled floor, two front reception rooms, main living room with wood burning stove, downstairs bathroom with en-suite shower room, utility room, downstairs WC and an extensive open plan kitchen living dining room with breakfast island and bi-folding doors to the front courtyard.

To the first floor, the property provides five excellent bedrooms with the main bedroom housing a luxurious walk-in wardrobe and shower room. There is a further two en-suite shower rooms and an additional modern fully fitted family bathroom with white suite comprising of both bath and shower facilities.

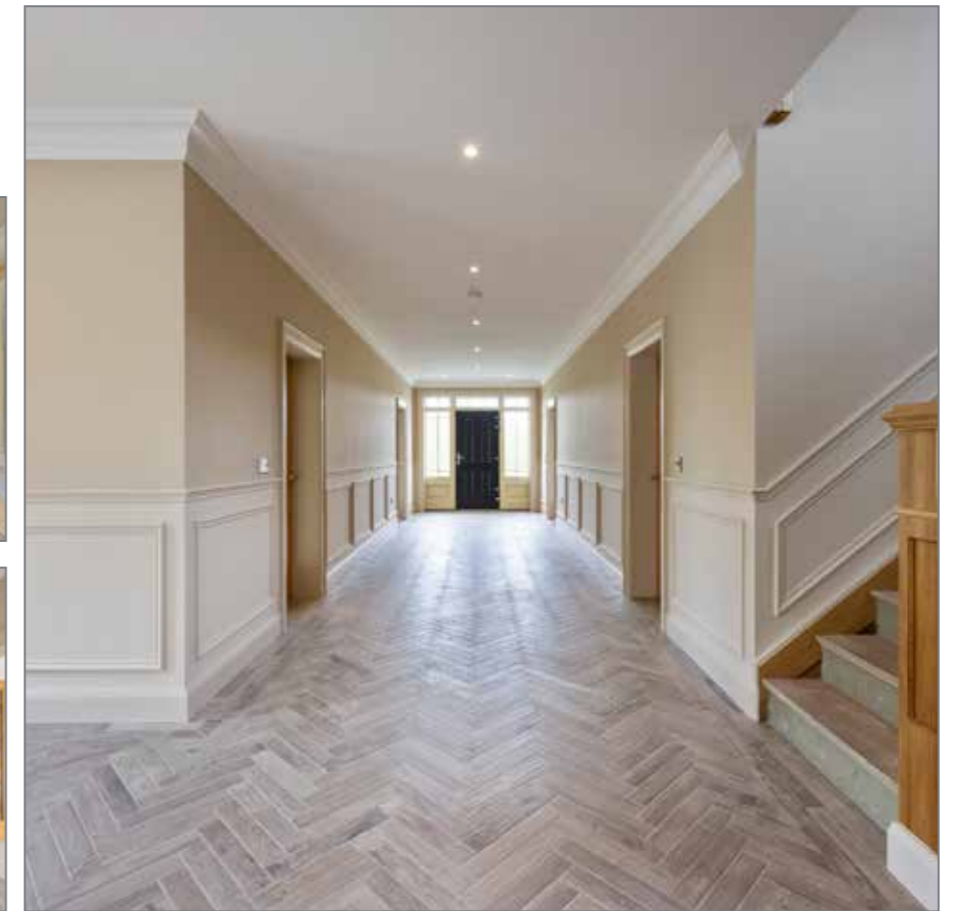
The property further benefits from high performance double glazing throughout, oil fired central heating with time and temperature controlled under floor heating, sweeping tarmac driveway with electric gates, detached double garage with roller shutters and skylight and an extensive surrounding site extending to circa 1.3 acres predominately laid in lawns.

Rarely do properties of this calibre present themselves to the open market with such painstaking attention to detail evident throughout. Early internal inspection is highly recommended to appreciate all this property and site has to offer.

ACCOMMODATION

GROUND FLOOR

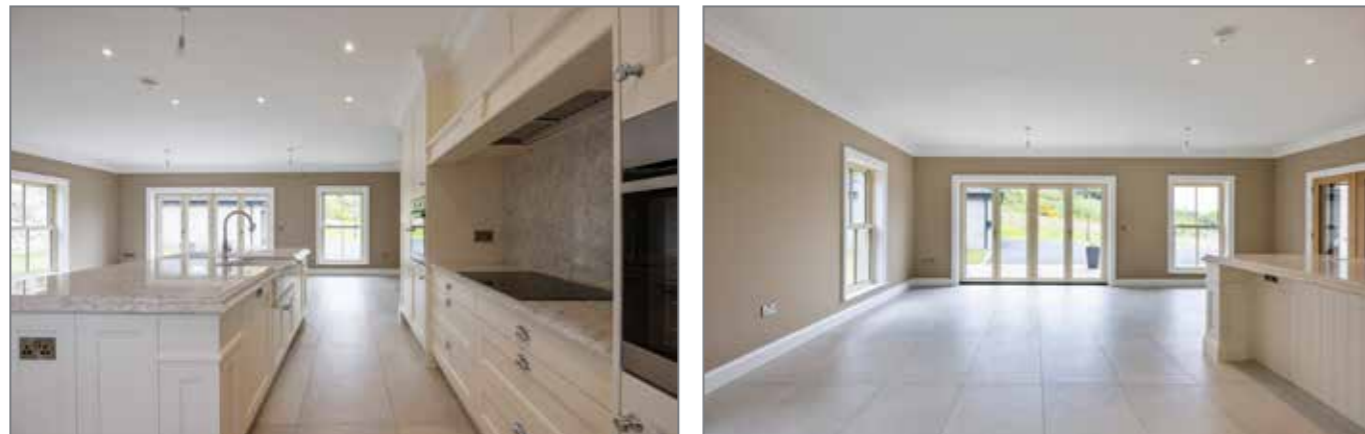
ENTRANCE HALL:
26' 7" x 10' 3" (8.11m x 3.12m)



LIVING ROOM:
28' 8" x 14' 11" (8.74m x 4.55m)



KITCHEN/LIVING/DINING:
14' 9" x 10' 8" (4.49m x 3.26m)



UTILITY ROOM:
13' 11" x 13' 3" (4.25m x 4.03m)



WC:
7' 4" x 4' 6" (2.23m x 1.37m)



SITTING ROOM:
15' 2" x 13' 9" (4.63m x 4.20m)



GUEST ROOM:
15' 2" x 14' 7" (4.63m x 4.44m)



ENSUITE:
8' 10" x 5' 8" (2.70m x 1.72m)



FIRST FLOOR

LANDING:
48' 6" x 17' 7" (14.78m x 5.35m)



BEDROOM (1):
22' 6" x 15' 2" (6.86m x 4.63m)



WALK IN WARDROBE:
7' 5" x 5' 10" (2.25m x 1.78m)



ENSUITE:
7' 6" x 5' 10" (2.28m x 1.78m)



BEDROOM (3):
14' 8" x 12' 10" (4.47m x 3.91m)

ENSUITE:
9' 3" x 5' 5" (2.82m x 1.66m)

STORAGE:
9' 3" x 2' 9" (2.82m x 0.84m)



BATHROOM:
13' 7" x 8' 9" (4.13m x 2.66m)



BEDROOM (5):
15' 2" x 14' 8" (4.62m x 4.46m)



BEDROOM (2):
14' 8" x 13' 5" (4.47m x 4.10m)

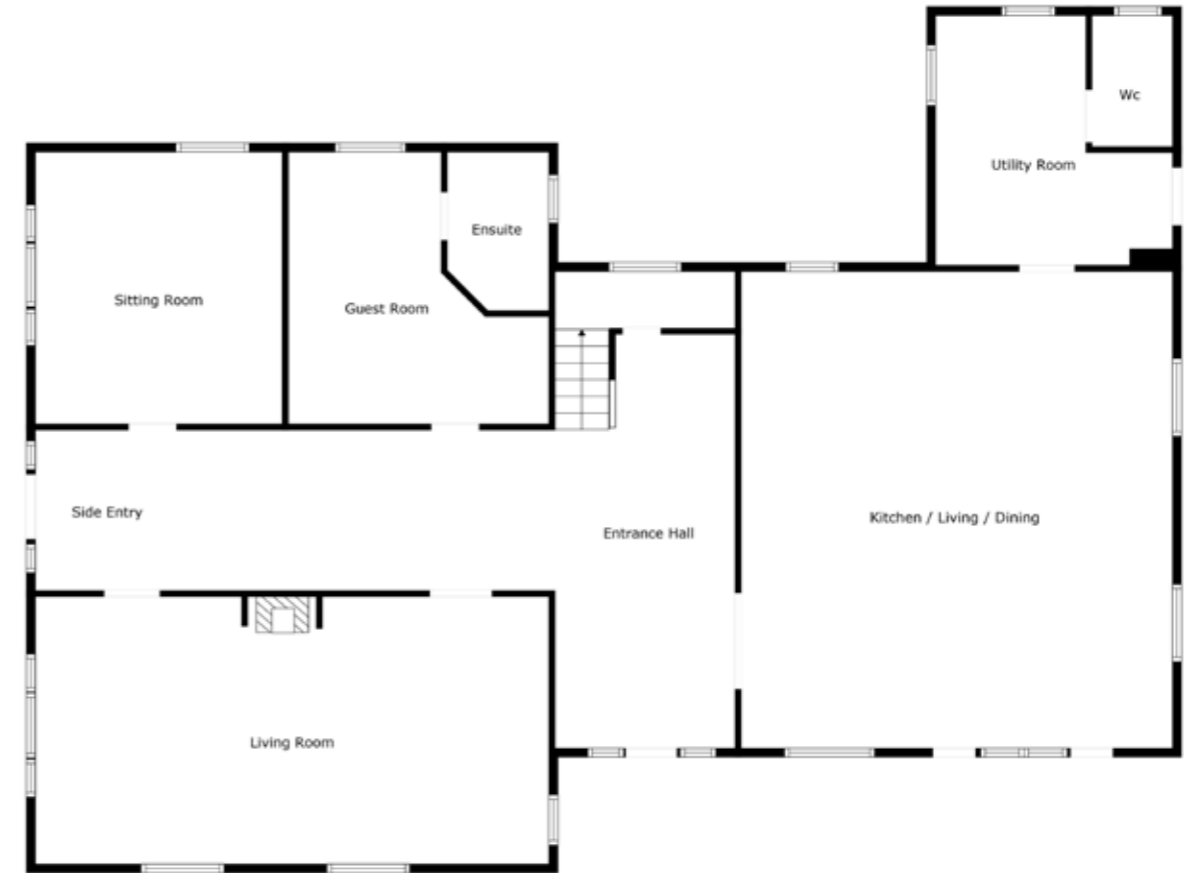
ENSUITE:
8' 9" x 5' 7" (2.66m x 1.71m)



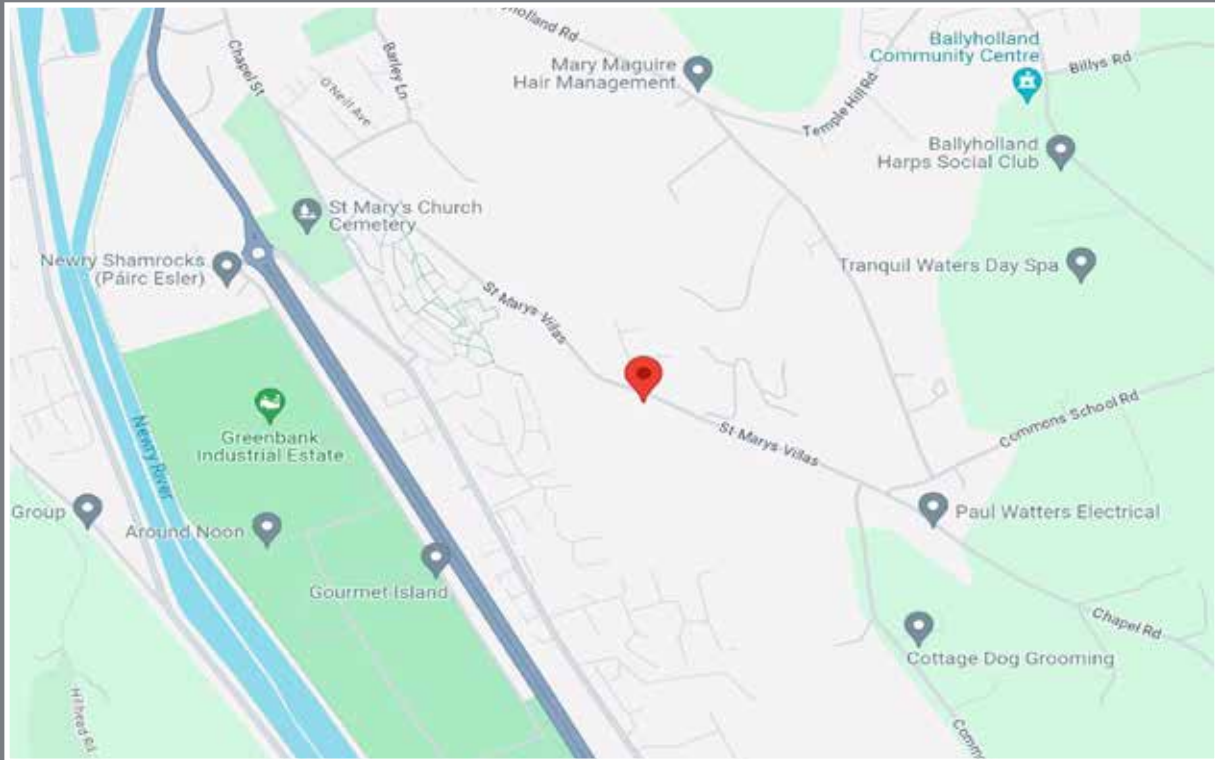
BEDROOM (6):
15' 2" x 13' 9" (4.62m x 4.18m)



OUTSIDE:



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



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REF: RMcK/E/24



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