

17 The Oaks

Ashgrove Avenue, Newry,

Offers over £239,950

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- *Stunning 3 bedroom semi-detached property built c.2020*
- *Gas fired central heating*
- *Corner Site*
- *Ideally located close to local schools and amenities*
- *Meticulous contemporary finishes throughout*
- *PVC Double Glazing throughout*

SUMMARY

Accommodation in Brief:

GROUND FLOOR

Entrance Hall

Living Room

14'6" x 13'0": (4.44m x 3.97m:)

WC

6'3" x 3'2": (1.93m x 0.98m:)

Kitchen/Dining Room

15'7" x 13'0": (4.77m x 3.97m:)

Utility Room

8'2" x 6'3": (2.49m x 1.93m:)

FIRST FLOOR

Bathroom

8'7" x 7'6": (2.64m x 2.31m:)

Master Bedroom

12'9" x 11'9": (3.90m x 3.59m:)

Ensuite

9'4" x 4'9": (2.85m x 1.45m:)

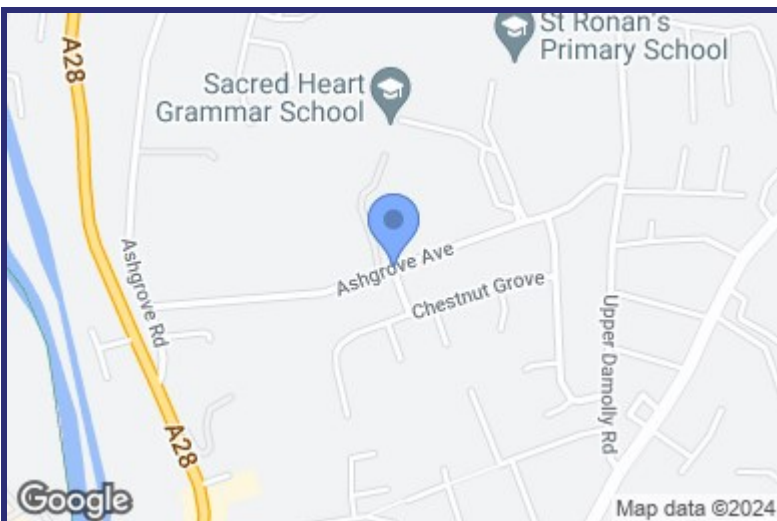
Bedroom 2

11'5" x 10'9": (3.49m x 3.28m:)

Bedroom 3

9'10" x 8'7": (3.01m x 2.62m:)

EXTERIOR

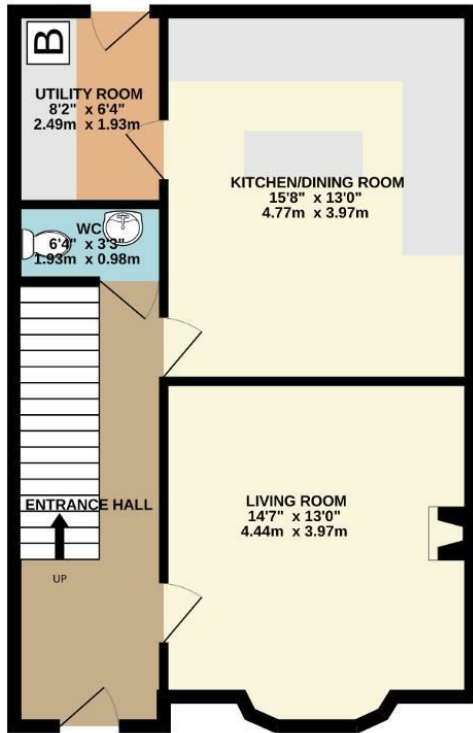


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

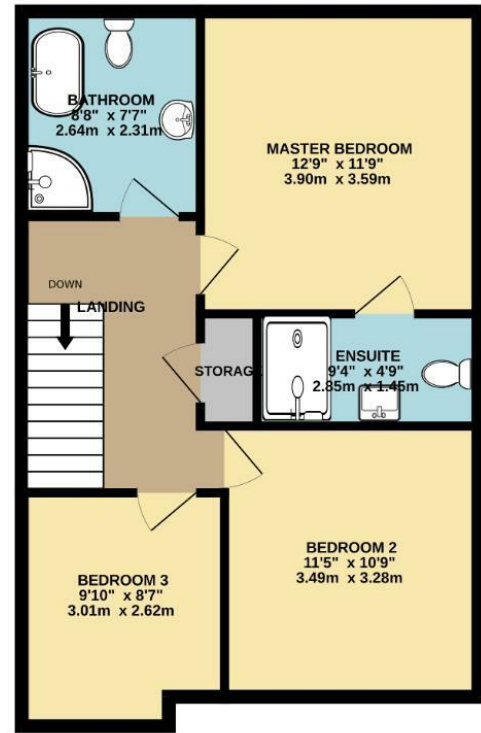


Floor Plan

GROUND FLOOR
571 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1139 sq.ft. (105.8 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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30 Monaghan Street, Newry, Co.Down, BT35 6AA
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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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