



17 The Oaks

Ashgrove Avenue, Newry,

Offers over £239,950

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Ashgrove Avenue, Newry,



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

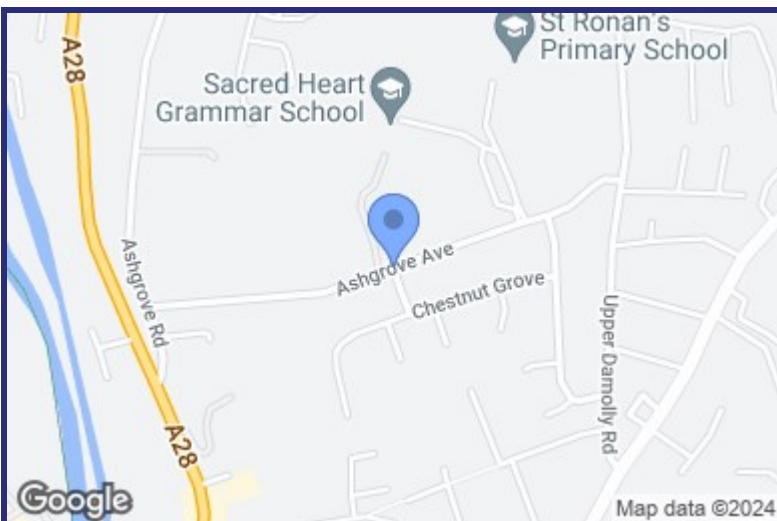
Bedroom 2

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

Bedroom 3

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

EXTERIOR

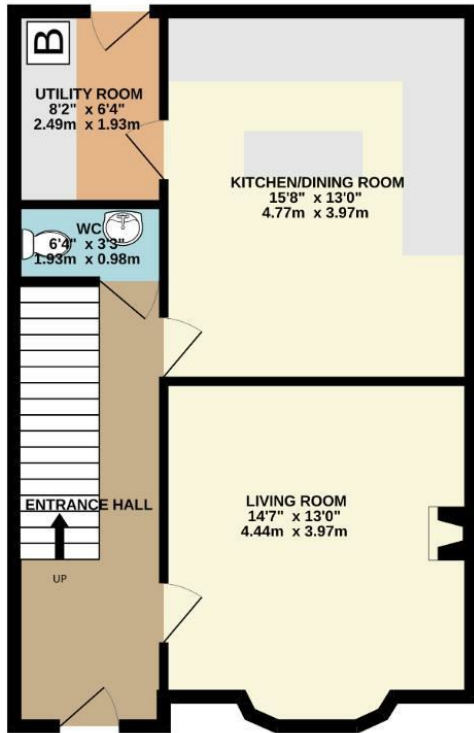


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

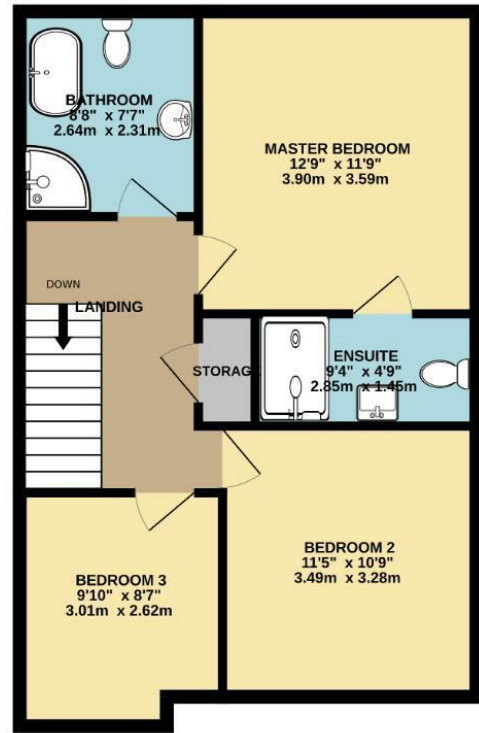


Floor Plan

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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