



162 Tullyframe Road

Kilkeel, Newry, BT34 4SA

Offers over £170,000

Welcome to Tullyframe Road, Kilkeel, Newry - a charming rural retreat that offers the perfect blend of tranquillity and comfort. This delightful bungalow, nestled in a picturesque countryside setting, presents a unique opportunity to embrace a peaceful lifestyle away from the hustle and bustle of the city.

As you approach this detached property, you'll be captivated by its idyllic surroundings and the sense of serenity it exudes. The countryside setting provides a breath of fresh air, allowing you to unwind and appreciate the beauty of nature right at your doorstep.

Step inside this cosy bungalow, and you'll find a warm and inviting space that welcomes you with open arms. The layout offers a seamless flow between rooms, creating a homely atmosphere that is perfect for both relaxation and entertaining guests.

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- Oil Fired Central Heating
- Stone built walls to front side and rear
- Large gardens to side and rear of dwelling
- Scenic rural location
- PVC double glazed throughout
- Off Street Parking
- Panoramic views of the Mourne Mountains
- Attached Garage
- Wrought Iron gates
- Outside tap

Front Hallway

Living Room

13'8" x 12'6" (4.18 x 3.83)

Kitchen

13'8" x 13'0" (4.19 x 3.97)

Utility Room

7'1" x 5'1" (2.18 x 1.56)

Bedroom 1

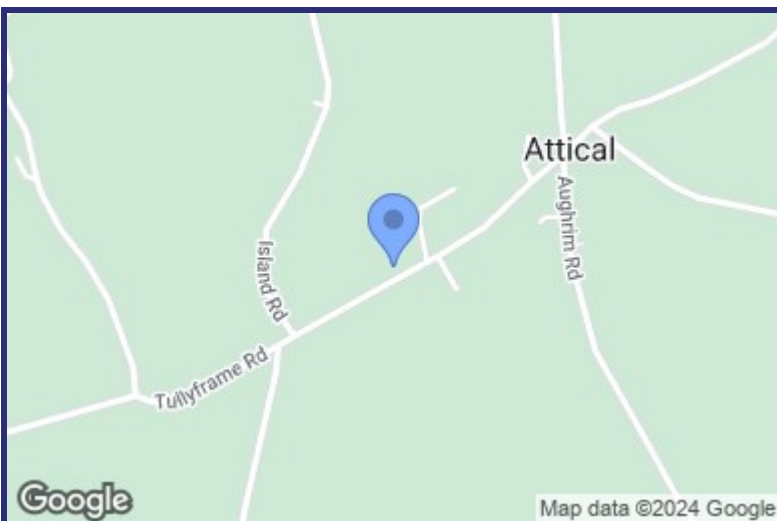
13'3" x 9'9" (4.05 x 2.99)

Bedroom 2

12'11" x 10'10" (3.96 x 3.32)

Bathroom

9'2" x 8'10" (2.80 x 2.70)

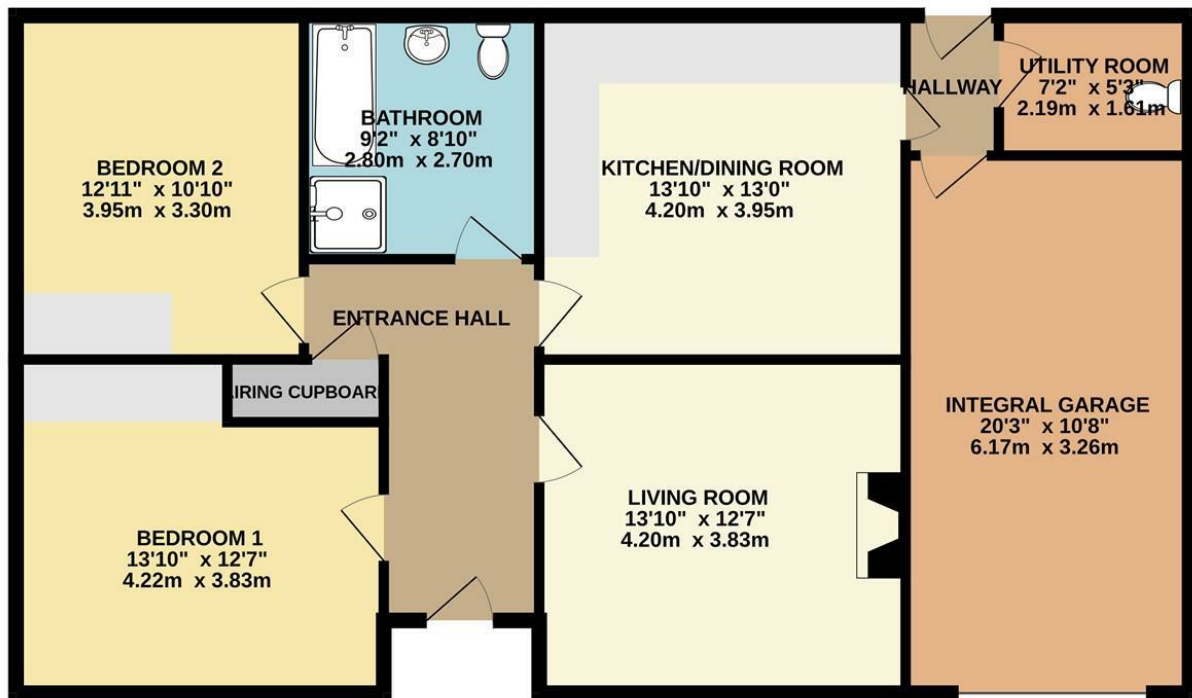


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	62
Northern Ireland	EU Directive 2002/91/EC	



Floor Plan

GROUND FLOOR
1105 sq.ft. (102.7 sq.m.) approx.



TOTAL FLOOR AREA : 1105 sq.ft. (102.7 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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