

26 Charlemont Square East

Bessbrook, Newry, BT35 7AD

Asking price £84,950

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- Located in the heart of the historic Bessbrook village centre
- Oil fired central heating
- 2 Bedroom Terraced Property
- Convenient to local amenities as well as public transport and main road networks

SUMMARY

Entrance Hall

Living Room

11'10" x 11'6" (3.62 x 3.52)

Kitchen

14'6" x 7'0" (4.44 x 2.15)

Bedroom 1

13'8" x 9'10" (4.18 x 3.02)

Bedroom 2

8'9" x 6'3" (2.68 x 1.93)

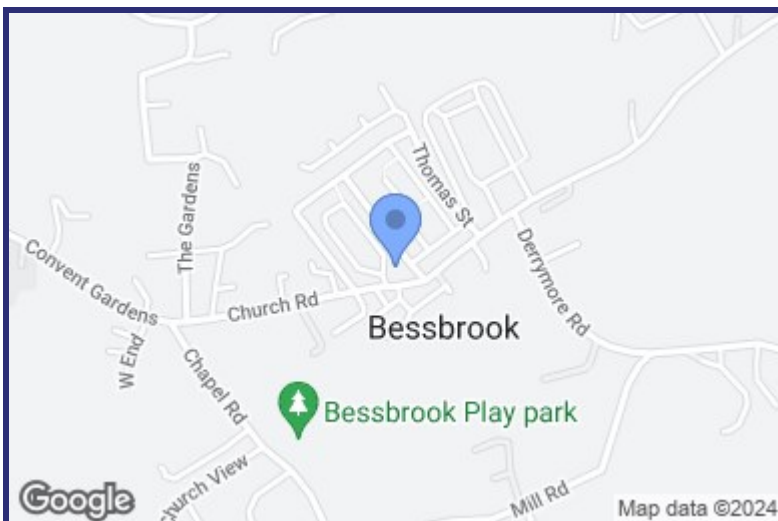
Hot Press

2'3" x 2'0" (0.71 x 0.62)

Bathroom

9'2" x 4'7" (2.8 x 1.42)

EXTERIOR

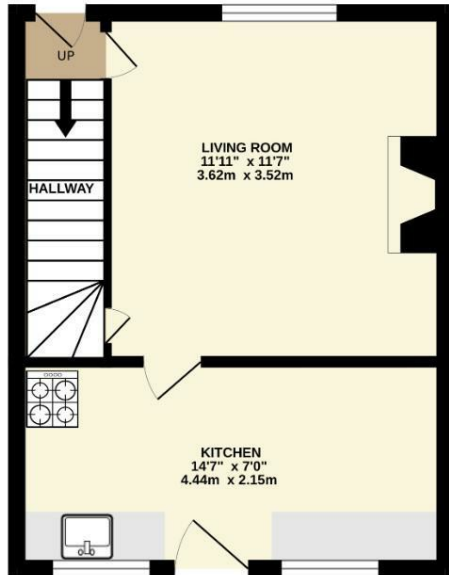


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

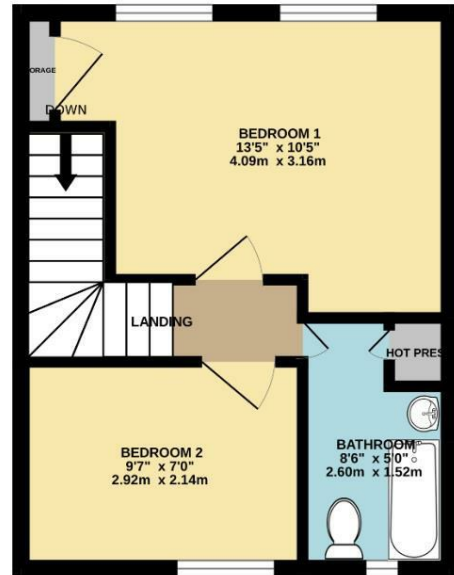


Floor Plan

GROUND FLOOR
269 sq.ft. (25.0 sq.m.) approx.



1ST FLOOR
276 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA : 545 sq.ft. (50.6 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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