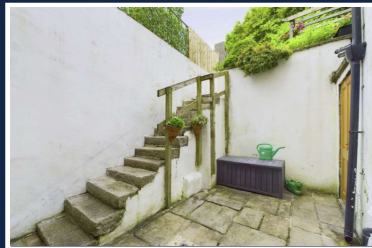


**shooter**  
property services

Bringing Property  
and People Together



NEWRY  
82 Hill Street  
Newry  
BT34 1BE  
028 30260565  
newry@shooter.co.uk

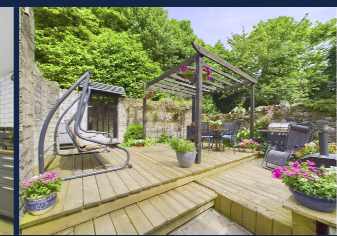


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Shooter Property Services (Newry) LTD trading as Shooter Property Services in Newry, is a limited company registered in Northern Ireland with registered number NI645188. Our Registered office is 82 Hill Street, Newry, Co Down BT34 1BE.

30 Church Street  
Rostrevor  
BT34 3BA

**shooter**  
property services



This elegant Victorian property offers great charm and character is located in this picturesque village of Rostrevor, on the shores of Carlingford lough nestled between Mourne and Carlingford mountains. The area offers great natural beauty and the dwelling is within walking distance of the Fairy Glen and Kilbroney Park. The dwelling offers spacious accommodation with five bedrooms over four floor levels, plus the added attraction of private enclosed rear yard / decked patio area. Early internal inspection is highly recommended as a high level of interest is expected.

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For Sale



£325,000

# 30 Church Street Rostrevor BT34 3BA

For Appointments  
Telephone: (028) 30260565

## Entrance Hallway

Laminate floor. Coved ceiling and centrepiece stairwells to upper and lower levels.

## Lounge

13' 8" x 12' 10" (4.16m x 3.91m)

Wood burning stove. 2 no. bay windows.

## Bedroom 1

8' 11" x 11' 5" (2.73m x 3.49m)

## Shower Room

8' 9" x 6' 10" (2.66m x 2.08m)

Walk-in shower, toilet and wash hand basin. Shower area and floor fully tiled. Recessed ceiling lights.

## **Lower Level**

## Kitchen / Dining

12' 8" x 18' 0" (3.87m x 5.49m)

Extensive range of high and low level units including double oven, hob, fridge and freezer. Boru Stove. Fully tiled floor and part tiled walls. Extractor fan. Bay window dining area.

## Office / Study

8' 3" x 18' 5" (2.51m x 5.62m)

Hot water tank off.

## Utility Room

8' 4" x 7' 9" (2.55m x 2.36m)

Range of fitting units and tiled floor. Plumbed for washing machine and tumble dryer. Door to rear yard.

## **First Floor**

## Bedroom 2

9' 0" x 11' 5" (2.74m x 3.47m)

Laminate floor.

## Bathroom

8' 11" x 5' 3" (2.71m x 1.61m)

White bath with mixer taps, toilets, wash hand basin and walk-in shower. Fully tiled floor and shower, part tiled walls.

## Bedroom 3

17' 6" x 13' 3" (5.33m x 4.05m)

Beautiful views of Cooley and Kilbroney mountains.

## **Second Floor**

## Bedroom 4

9' 7" x 11' 6" (2.92m x 3.50m)

Laminate floor.

## Bedroom 5

11' 2" x 16' 8" (3.40m x 5.07m)

Laminate floor.

## External

Garden area to front in pebble stones with selection of plants and shrubs. Small rear yard with store off. Stepped up to decking area with wood burning stove. Colourful selection of plants and shrubs. Separate rear entrance.

**Price:** Offers Over £325,000

**Reference:** 4357

## **Features:**

- \* PVC Double Glazed Windows
- \* Wood Burning Stove - Heats Radiators
- \* Carpets, Curtains and Blinds Included
- \* Good Decorative Order
- \* Close to All Village Amenities
- \* Within Walking Distance of 'Fairly Glen' and Kilbroney Park
- \* Integrated kitchen and luxury bathroom
- \* Plus Many Other Special Features

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)		
A		
<b>COMING SOON</b>		
(85-88)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		

