

**shooter**  
property services

Bringing Property  
and People Together



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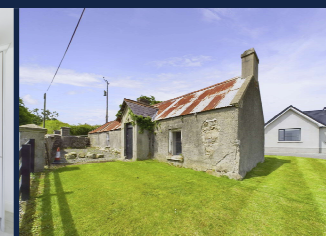


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Shooter Property Services (Newry) LTD trading as Shooter Property Services in Newry, is a limited company registered in Northern Ireland with registered number NI645188. Our Registered office is 82 Hill Street, Newry, Co Down BT34 1BE.

47 Glenhone Road  
Rathfriland  
NEWRY BT34 1TT

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This charming five bedroom detached bungalow with derelict cottage and outbuildings occupies a large site in a gorgeous rural location. The property is a close commute to both Newry and Rathfriland, is ideally suited for family use, presented in excellent decorative order. Additional features include gas heating, double glazed windows, carpets and blinds. Early internal inspection is highly recommended to fully appreciate all on offer of this exceptional property.

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For Sale



£320,000

# 47 Glenhone Road Newry BT34 1TT

For Appointments  
Telephone: (028) 30260565

## Entrance Hall

PVC front door with double glazed side screens. Storage closet off. Ceramic tile floor.

## Lounge

13' 9" x 15' 7" (4.18m x 4.75m)

Stove with slate hearth. Television point and laminate floor.

## Kitchen / Dining

17' 7" x 11' 0" (5.37m x 3.36m)

Range of modern high and low level units incorporating 1 1/2 ceramic sink unit, induction hob, hidden extractor fan, integrated dishwasher, floating CDA oven x 2, integrated fridge freezer, concealed hidden pantry cupboard and space for washing machine. Television point and ceramic tiled floor. PVC door to rear.

## Bedroom 4

11' 1" x 11' 0" (3.39m x 3.35m)

Television point.

## Bedroom 3

11' 1" x 12' 4" (3.37m x 3.77m)

Television point.

## Study / Bedroom 5

9' 11" x 8' 0" (3.02m x 2.45m)

Television point.

## Bedroom 1

13' 0" x 14' 5" (3.95m x 4.39m)

Television point.

## Bedroom 2

13' 0" x 11' 1" (3.95m x 3.39m)

Television point.

## Ensuite

Plumbed for toilet, wash hand basin and shower.

## Bathroom

7' 0" x 11' 0" (2.14m x 3.35m)

Fully tiled walk-in double shower with rainfall shower head, free standing double ended bath, low flush W.C. and modern wash hand basin. Recessed ceiling lights and hanging radiator. Fully tiled floor and part tiled walls.

## External

Block pillars to front entrance with wooden fence boundary to the front and back with hedgerow to the side. 2 neat grass lawns to the front with hanging bench at front door entrance. Derelict stone cottage ready for refurbishment. Shed and outbuildings with large parking area. Concrete patio to the rear with neat grass area. Outside light and watertap.

**Price:** Offers Over £320,000

**Reference:** 4358

## **Features:**

- \* Gas Heating
- \* PVC Double Glazed Windows
- \* Gorgeous Rural Setting
- \* Carpets, Curtains & Blinds Included
- \* Derelict Outbuilding which may get planning permission
- \* Excellent Decorative Order
- \* Oak panelled internal doors
- \* PVC front and rear doors
- \* Extension Completed December 2023
- \* Large Site
- \* Easy commute to Newry & Rathfriland
- \* Integrated kitchen and luxury bathroom
- \* Plus a host of other special features

