



**1B Ardfield Crescent**  
Warrenpoint, Newry, BT34 3TY

**Offers over £179,950**

# 1B Ardfield Crescent

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- 3 Bedroom Semi Detached Properties with views spanning across to Cooley Mountains
- Convenient to all local schools and amenities in Warrenpoint Town
- Oil Fired Central Heating
- Potential for an extension to include expansion of dining area, an additional living area and utility room
- Ideal property for First Time Buyers

## SUMMARY

### Accommodation in Brief:

## GROUND FLOOR

### Entrance Hall

### Living Room

13'2" x 12'10": (4.02m x 3.92m:)

### WC

5'6" x 2'5": (1.68m x 0.75m:)

### Kitchen/Dining Room

19'5" x 11'2": (5.92m x 3.42m:)

## FIRST FLOOR

### Bathroom

8'3" x 7'4": (2.53m x 2.26m:)

### Bedroom 1

12'2" x 12'0" (at widest point): (3.73m x 3.66m (at widest point):)

### Bedroom 2

11'10" x 9'1": (3.61m x 2.77m:)

### Bedroom 3

10'4" x 8'5" (at widest point): (3.15m x 2.59m (at widest point):)

## EXTERIOR



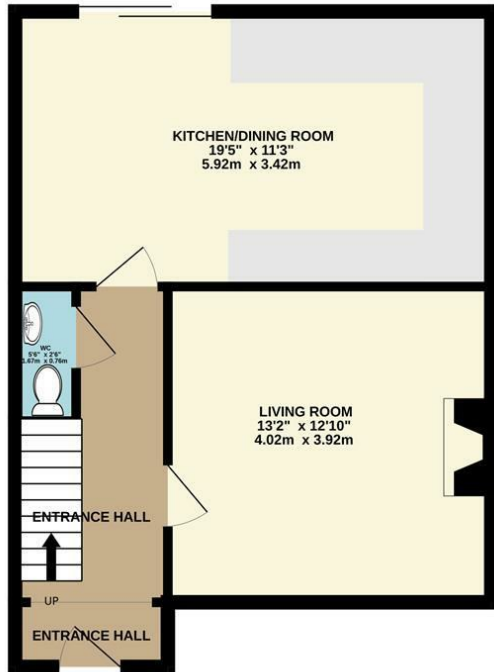
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive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



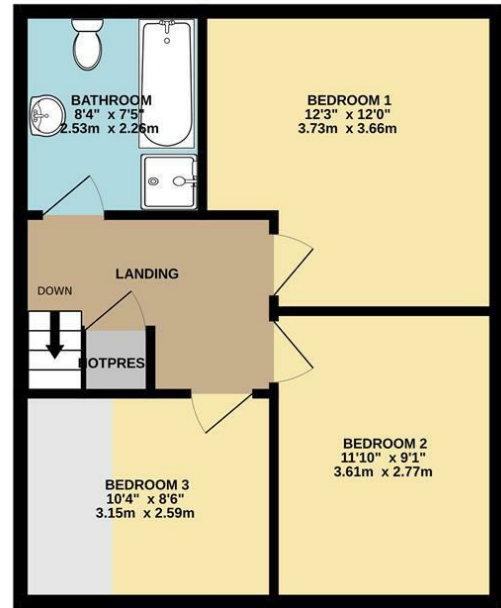


# Floor Plan

GROUND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR  
468 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA: 945 sq.ft. (87.8 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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**Newry:**  
30 Monaghan Street, Newry, Co.Down, BT35 6AA  
T: 028 300 50633 E: newry@bradleyeni.com

**Warrenpoint:**  
25 Duke Street, Warrenpoint, Co.Down, BT34 3JY  
T: 028 417 73777 E: warrenpoint@bradleyeni.com

**Rostrevor:**  
14 Bridge Street, Rostrevor, Co.Down, BT34 3BG  
T: 028 417 39999 E: rostrevor@bradleyeni.com

**Belfast:**  
55-59 Adelaide Street, Belfast, Co.Antrim, BT2 8FE  
T: 028 962 09909 E: belfast@bradleyeni.com

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