

## Clann Rath

58 CORCREAGHAN ROAD, KILKEEL



**58 Corcreaghan Road**  
Kilkeel, Newry, BT34 4SL

**Offers Over £565,000**

# 58 Corcreaghan Road

Kilkeel, Newry, BT34 4SL



- 3.2 Acre Mature Site
- Abundance of Natural Light throughout the property
- Orchard with apple and pear trees
- Partially Complete Pool and Spa
- Internal Courtyard
- Breathtaking Views of the local Countryside
- Under Floor Heating
- 5 Bedroom Detached Home
- Building Site with Outline Planning (Pending)
- 3 Self Contained Apartments

## SUMMARY

Accommodation in Brief:

### GROUND FLOOR

#### Entrance Porch

6'3" x 7'6": (1.92m x 2.30m:)

#### Entrance Hall

#### Lounge

18'11" x 18'7": (5.77m x 5.68m:)

#### Dining Room

18'7" x 11'9": (5.67m x 3.59m:)

#### Office

11'1" x 6'9": (3.38m x 2.08m:)

#### Utility Room

7'10" x 7'9": (2.39m x 2.38m:)

#### WC

7'1" x 3'7": (2.18m x 1.10m:)

#### Kitchen/Diner

18'11" x 12'7": (5.77m x 3.86m:)

#### Sun Room

14'4" x 12'9": (4.37m x 3.89m:)

## FIRST FLOOR

### Bedroom 2

18'7" x 8'7": (5.68m x 2.64m:)

### Bedroom 3

18'7" x 10'2": (5.68m x 3.11m:)

### Bedroom 4

10'9" x 7'5": (3.29m x 2.27m:)

### Bathroom

11'11" x 8'3": (3.65m x 2.54m:)

### Master Suite Living Area

16'7" x 10'9": (5.07m x 3.29m:)

### Master Bedroom

14'3" x 12'11": (4.36m x 3.95m:)

### Ensuite

11'8" x 7'9": (3.56m x 2.37m:)

### Wardrobe

7'9" x 8'10" (2.38m x 2.71m)

## EXTERNAL - OUTBUILDING

### Ground Floor

### First Floor

## APARTMENT 1

### Kitchen/Living Area

23'11" x (7.30m x )

### Bathroom

6'10" x 7'6": (2.10m x 2.30m:)

### Bedroom 1

9'2" x 10'2": (2.80m x 3.10m:)

### Bedroom 2

9'2" x 10'2": (2.80m x 3.10m:)

## APARTMENT 2

### Kitchen/Living Area

23'11" x (7.30m x )

### Bathroom

### Bedroom 1

11'9" x 9'2" (3.60m x 2.80m)

### Bedroom 2

11'9" x 9'2" (3.60m x 2.80m)

## APARTMENT 3

## 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	

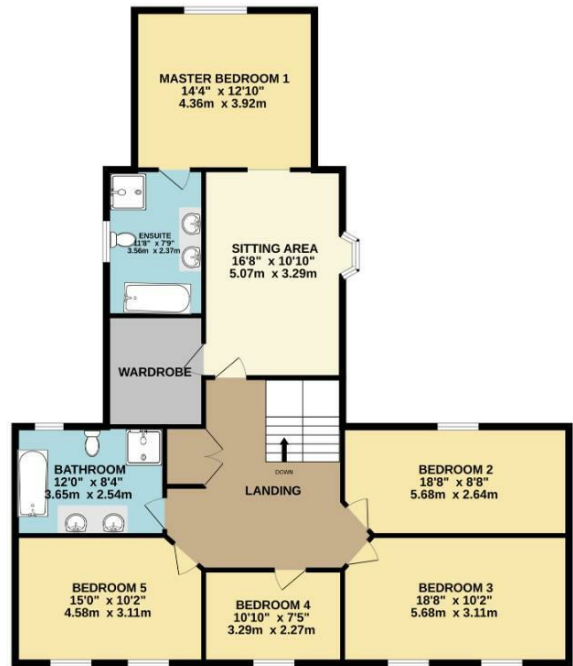


# Floor Plan

GROUND FLOOR  
1406 sq.ft. (130.6 sq.m.) approx.



1ST FLOOR  
1419 sq.ft. (131.8 sq.m.) approx.



TOTAL FLOOR AREA : 2825 sq.ft. (262.5 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.  
Made with Metropix ©2024

*We look forward to working with you...*



*We get there together*

Our experienced and trusted team have assisted 1000's of people with buying, selling and letting.



*We're here for you*

Client care is at the very heart of what we do. We will guide and support you every step of the way.



*Always close by*

With multiple offices and a leading marketing team, we will make sure that you get the very best result.

**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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.