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Category	Current	Potential
Overall	A	
Structure	B	
Services	C	
Materials	B	CB
Condition	F	
Energy	G	



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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.

25 Keadymore Road  
Loughgilly  
BT60 2DT

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This charming two reception, four bedroom detached property with double garage is situated on a 0.75 acre mature site in this rural location close to both Newry, Markethill and Armagh. The property is presented in excellent order, finished to an exceptionally high standard and offers all those facilities, expected of modern day living. The gardens are a particular feature of the property, suitable for a young family, with the added benefit of well planned patio area with Pergola. Internal inspection is highly recommended to fully appreciate its many specific and unique features.

For Sale



£345,000

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# 25 Keadymore Road Loughgilly BT60 2DT

## Entrance Porch - 6' 4" x 2' 1" (1.93m x 0.64m)

Composite front door, bespoke crescent window and tiled floor.

## Entrance Hall - 16' 6" x 16' 10" (5.03m x 5.12m)

Double height open space. Telephone point, ceramic tiled floor and understairs storage cupboard.

## Living Room - 13' 1" x 16' 7" (3.98m x 5.05m)

Cast iron stove with Mourne Stone surround and granite hearth. Television point and solid hardwood floor. White panel door with stain glass screens leading to...

## Sunroom - 12' 11" x 16' 4" (3.93m x 4.98m)

Beautiful bespoke arch crescent window. Vertical column radiator and television point. Laminate floor. Leading to...

## Kitchen / Dining - 19' 7" x 12' 4" (5.96m x 3.75m)

Modern range of high and low level units with granite work tops incorporating 1 1/2 stainless steel sink unit, integrated fridge-freezer, integrated dishwasher, two Bosch ovens, Bosch induction hob and extractor fan. Kitchen island. PVC double French doors leading to rear. Laminate floor and part tiled walls.

## Utility Room - 6' 1" x 12' 3" (1.86m x 3.73m)

High and low level units incorporating stainless steel sink unit with space for washing machine,

dryer and fridge-freezer. Part tiled walls and laminate floor. Composite door to rear.

## Bedroom 3 - 11' 9" x 12' 8" (3.58m x 3.85m)

Carpet with double underlay, built-in wardrobes and television point.

## Bedroom 4 / Office 11' 9" x 9' 8" (3.57m x 2.94m)

Laminate floor, built-in units with desk and television point.

## Shower Room - 7' 9" x 6' 3" (2.37m x 1.90m)

Corner shower cubicle with Mira Sport electric shower, toilet, wall mounted vanity unit and sink. Vertical column radiator. Fully tiled walls and floor. PVC ceiling cladding.

## Bedroom 1 - 13' 2" x 11' 2" (4.02m x 3.40m)

Double underlay carpets, built-in wardrobes and units. Television point. Walk-in wardrobe / hotpress.

## Ensuite - 7' 2" x 6' 8" (2.19m x 2.03m)

Toilet, wall mounted vanity unit with sink and corner shower. Fully tiled walls and floor. PVC ceiling cladding and Velux window.

## Bedroom 2 - 11' 11" x 14' 4" (3.62m x 4.38m)

Double underlay carpet, television point and two walk-in wardrobes.

For Appointments  
Telephone: (028) 30260565

## Bathroom - 12' 5" x 6' 4" (3.79m x 1.92m)

Toilet, vanity unit with sink, corner bath with mixer taps and shower. Fully tiled walls and floor. PVC ceiling cladding and Velux window.

## Detached Garage - 20' 11" x 20' 11" (6.38m x 6.38m)

Two roller shutter doors, boiler and built in shelving.

## External

Tarmacadam driveway with concrete kerbs and ample parking. Entrance pillars and laurel hedging to front. Large surrounding lawns and raised flower beds with decorative stones and an array of plants and shrubs. Large garden Pergola with roof. Outside lights and watertap.

**Price:** Offers Over £345,000

**Reference:** 4358

## **Features:**

- \* Oil Fired Central Heating
- \* White PVC Double Glazed Windows
- \* Gorgeous Rural Setting
- \* Carpets, Curatins & Blinds Included
- \* Excellent Decorative Order
- \* 0.75 Acre Site
- \* Pressurised Water System
- \* Short Commute to Newry, Markethill & Armagh
- \* Built in 2003
- \* Detached Double Garage
- \* Cavity Wall Insulation
- \* Plus a host of other special features

