



## 8 St. Annes Park

Mayobridge, Newry, BT34 2HH

Offers Over £149,950

We are thrilled to present this charming 3-bedroom semi-detached house located in the picturesque St. Annes Park, Mayobridge. Situated within walking distance to the village centre, with easy access to local amenities, shops, and schools.

Internally, the property comprises of a living room and an open plan kitchen/living/dining room on the ground floor, with three bedrooms and a bathroom on the first floor. To the exterior, the property also offers off-street parking, as well as a spacious rear garden.

Don't miss out on the opportunity to make this house your own. Would be an ideal property for first time buyers hoping to make their first step onto the property ladder or any discerning purchasers hoping to settle in Mayobridge.

Viewings strictly by appointment only. Call our Warrenpoint Office on (028) 417 73777.

# 8 St. Annes Park

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- Stunning 3-bedroom semi-detached property in the centre of Mayobridge village
- Open plan kitchen/living/dining area
- Oil fired central heating
- Ideal for first time buyers
- Tarmac driveway providing ample off-street parking

## Accommodation in Brief:

### GROUND FLOOR

#### Entrance Hall

#### Living Room

11'6" x 10'4": (3.53m x 3.15m:)

#### Kitchen/Dining/Living Area

23'7" x 15'7" (at widest point): (7.19m x 4.75m (at widest point):)

### FIRST FLOOR

#### Bathroom

6'0" x 5'5": (1.84m x 1.66m:)

#### Bedroom 1

11'6" x 10'4": (3.53m x 3.16m:)

#### Bedroom 2

11'6" x 9'10": (3.53m x 3.02m:)

#### Bedroom 3

9'2" x 7'1": (2.81m x 2.18m:)

### EXTERIOR



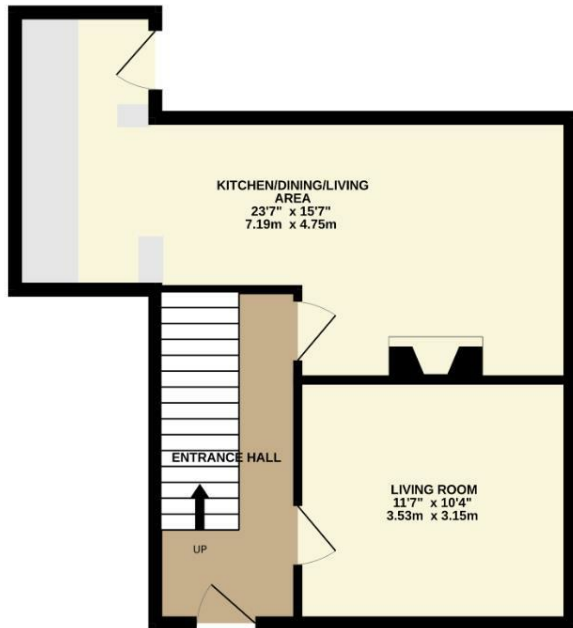
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive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



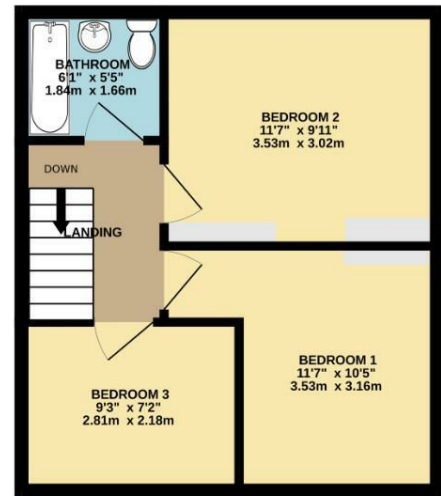


# Floor Plan

GROUND FLOOR  
442 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR  
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 799 sq.ft. (74.2 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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