

2 Kilcarn Walk

Warrenpoint, Newry, BT34 3PB

Offers Over £149,950

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- 3 Bedroom Mid-Terrace Property
- Enclosed yard to front and rear
- Oil fired central heating
- Ideally located a short walk from Warrenpoint Town Centre
- Double glazing throughout

SUMMARY

Accommodation in Brief:

GROUND FLOOR

Entrance Hall

Living Room

13'10" x 13'9": (4.23m x 4.20m:)

Kitchen/Dining Room

13'9" x 9'10": (4.20m x 3.01m:)

Rear Porch

FIRST FLOOR

Bathroom

5'11" x 5'2": (1.81m x 1.59m:)

Bedroom 1

10'6" x 9'10": (3.21m x 3.01m:)

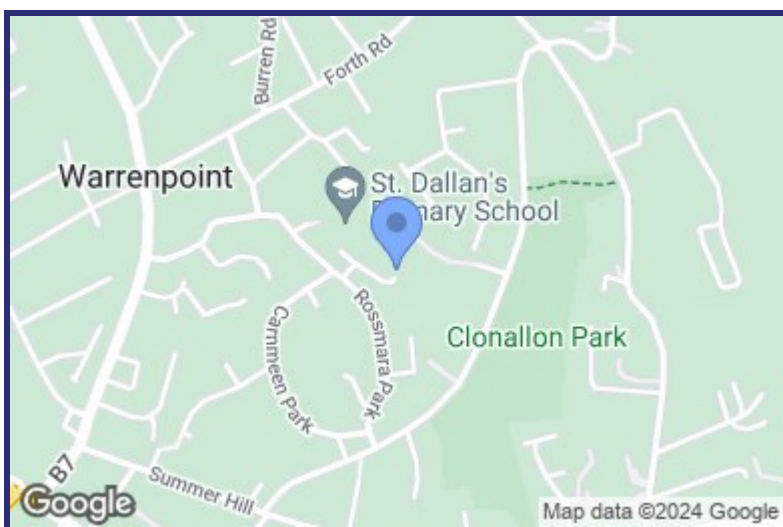
Bedroom 2

11'8" x 10'6": (3.57m x 3.21m:)

Bedroom 3

9'1" x 7'11": (2.77m x 2.42m:)

EXTERIOR

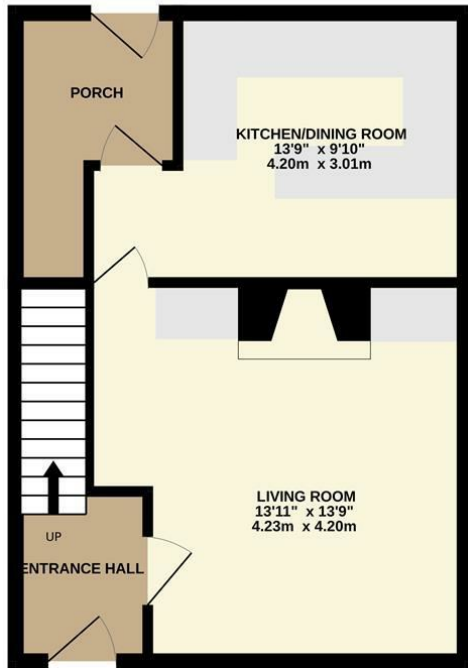


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		57
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

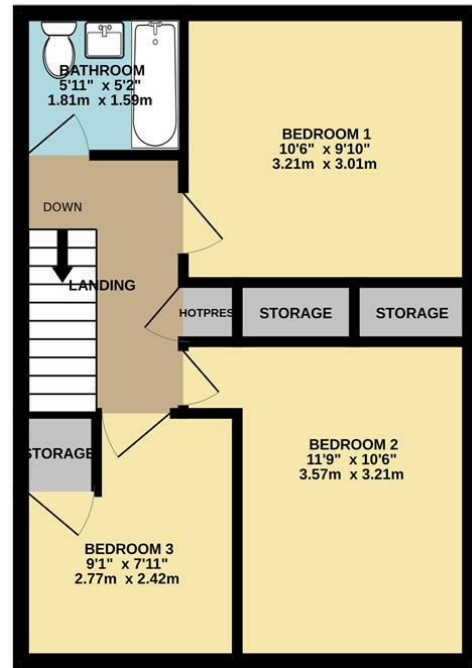


Floor Plan

GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 770 sq.ft. (71.5 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.
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We look forward to working with you...



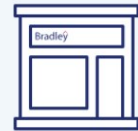
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