

**12 Glenside Terrace Dominic Street**  
Newry, BT35 8BP

**Offers Over £115,000**

# 12 Glenside Terrace Dominic Street

, Newry, BT35 8BP



- Ideally located in the centre of Newry
- Enclosed rear yard
- 2 Bedroom mid-terrace property
- Oil fired central heating

## SUMMARY

### Accommodation in Brief:

### GROUND FLOOR

#### Entrance Hall

#### Living Room

10'1" x 8'9": (3.08m x 2.67m:)

#### Living/Dining Room

13'1".26'2" x 11'5": (4.08m x 3.50m:)

#### Kitchen

11'1" x 7'7": (3.39m x 2.33m:)

### FIRST FLOOR

#### Bedroom 1

11'3" x 7'7": (3.45m x 2.33m:)

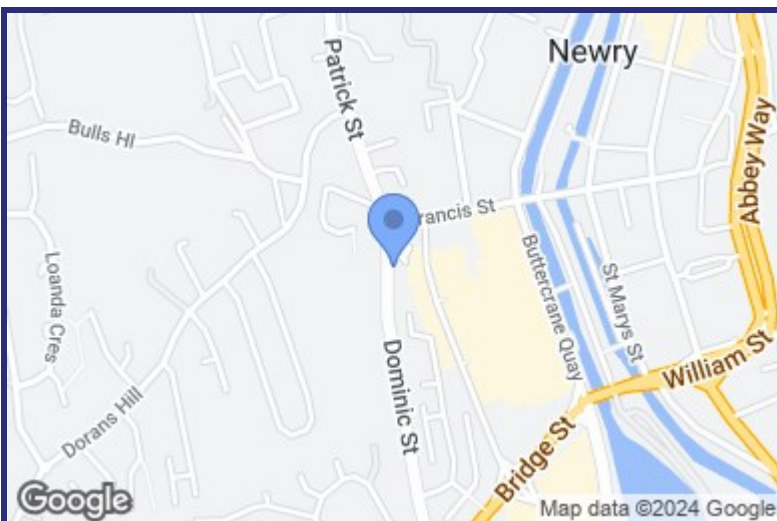
#### Bathroom

8'0" x 7'1": (2.45m x 2.17m:)

#### Bedroom 2

13'4" x 8'9": (4.08m x 2.68m:)

### EXTERIOR



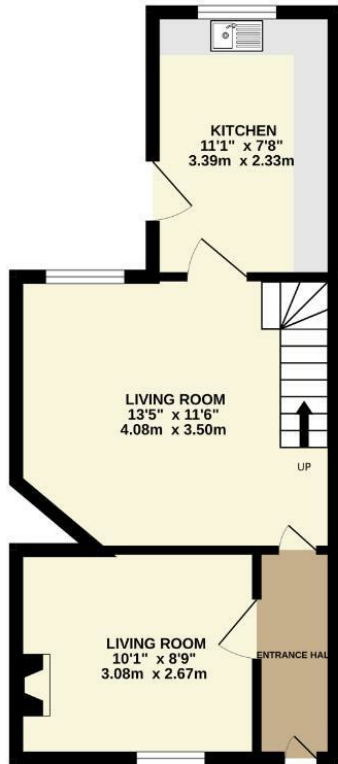
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	62
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



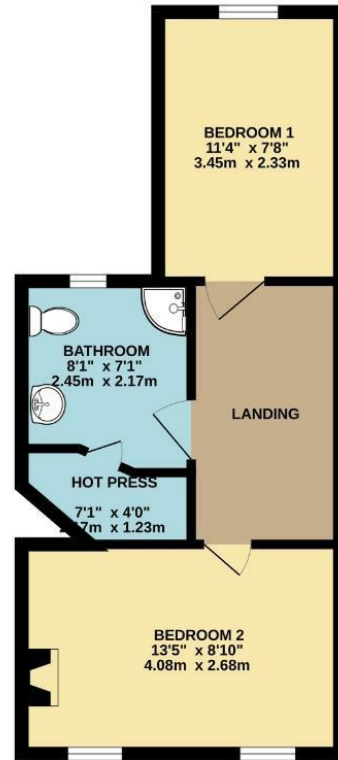


# Floor Plan

GROUND FLOOR  
348 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR  
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.5 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 details 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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