



14 Aghmakane Road
Camlough, Newry, BT35 7HY

Offers Over £274,950

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- Detached 3 Bedroom Bungalow in Camlough
- Rural setting, convenient to Camlough lake and array of village amenities
- Oil fired central heating
- Glorious views of the local countryside

SUMMARY

Accommodation in Brief:

Entrance Hall

Dining Room

15'2" x 13'2" (4.64m x 4.02m)

Living Room

16'2" x 16'0" (4.95m x 4.89m)

Kitchen/Diner

21'8" x 16'1" (at widest point) (6.62m x 4.92m (at widest point))

Bedroom 2

10'11" x 9'8" (3.34m x 2.97m)

Bedroom 3

12'6" x 10'11" (3.83m x 3.34m)

Bathroom

10'7" x 6'2" (3.25m x 1.90m)

Master Bedroom

19'7" x 6'2" (5.99m x 1.90m)

Ensuite

9'3" x 5'5" (2.83m x 1.66m)

WC

5'0" x 3'6" (1.53m x 1.08m)

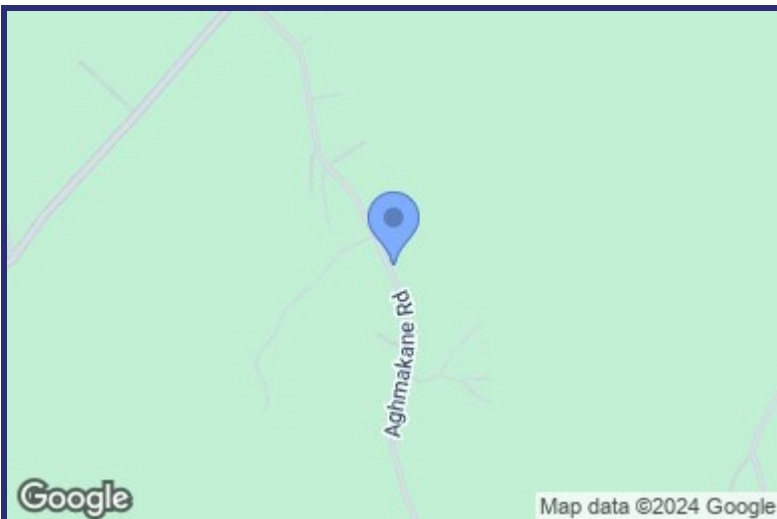
Utility Room

8'0" x 5'0" (2.44m x 1.53m)

Integral Garage

20'1" x 11'6" (6.13m x 3.51m)

EXTERIOR

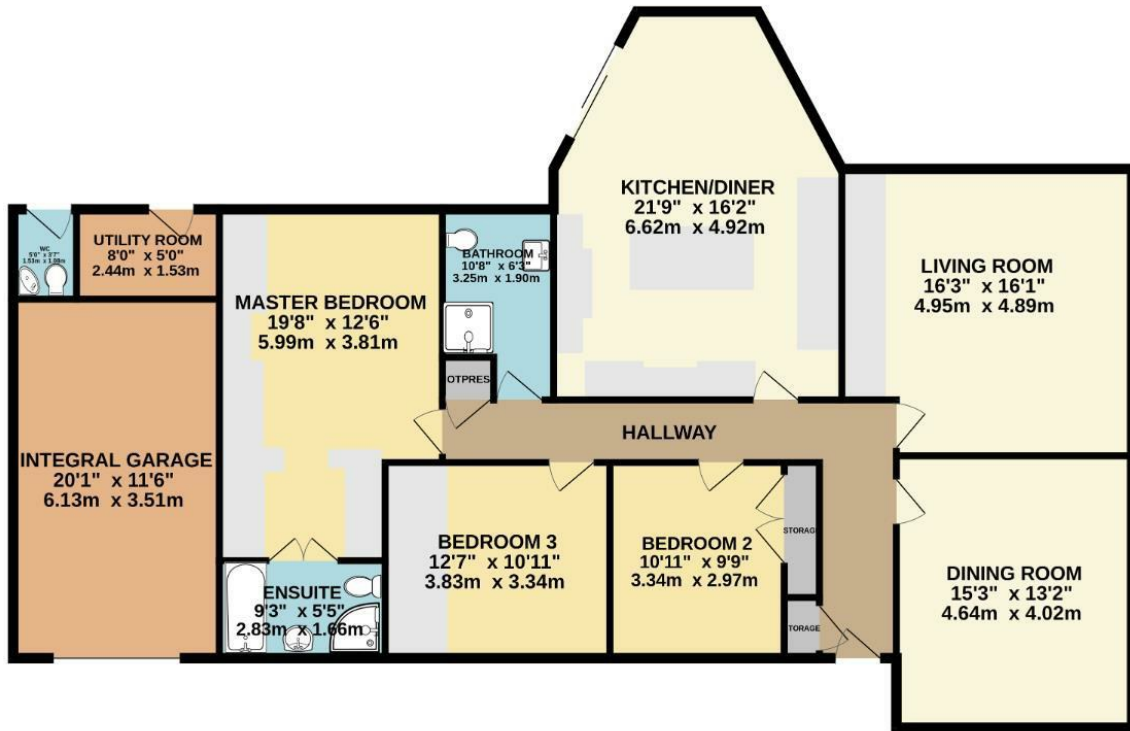


| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 59 | 60 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Northern Ireland | EU Directive 2002/91/EC | |



Floor Plan

GROUND FLOOR
1799 sq.ft. (167.1 sq.m.) approx.



TOTAL FLOOR AREA: 1799 sq.ft. (167.1 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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