



**33 Armagh Road**  
Newry, BT35 6DJ

**Offers Over £239,950**

# 33 Armagh Road

, Newry, BT35 6DJ



- Detached family home in popular Newry location
- Ample off-street parking
- Ideally located close to local amenities and to main road networks for commuting
- Very well presented throughout
- Oil Fired Central Heating

## SUMMARY

### Accommodation in Brief:

### GROUND FLOOR

#### Entrance Hall

#### Living Room

13'1" x 11'10": (4.00m x 3.63m:)

#### Kitchen/Dining Room

19'3" x 13'2": (5.88m x 4.02m:)

### FIRST FLOOR

#### Bedroom 1

8'5" x 8'5": (2.57m x 2.57m:)

#### Bedroom 2

13'2" x 10'9": (4.02m x 3.30m:)

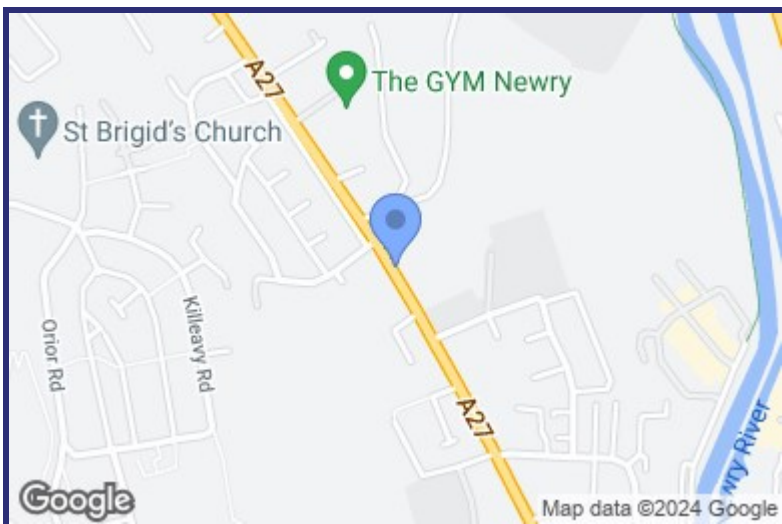
#### Bedroom 3

13'1" x 11'0": (4.00m x 3.36m:)

#### Bathroom

7'4" x 6'1": (2.25m x 1.86m:)

### EXTERIOR



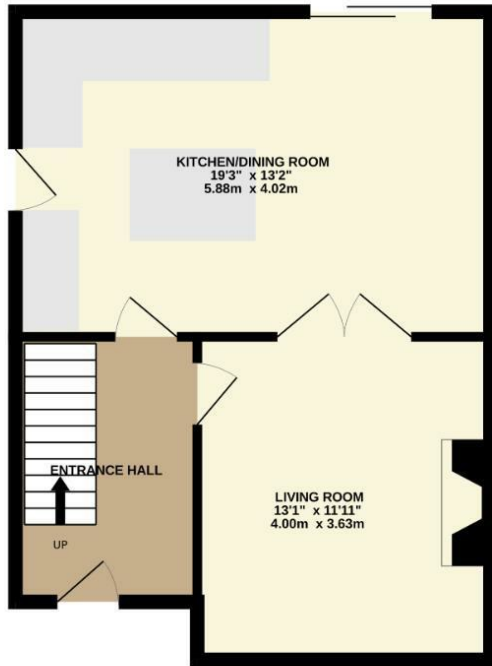
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		52	65
<b>Northern Ireland</b>		EU Directive 2002/91/EC	



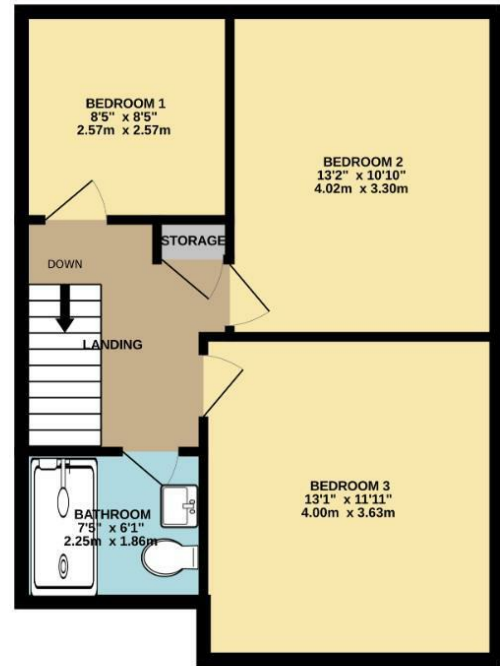


# Floor Plan

GROUND FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR  
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 971 sq.ft. (90.2 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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