

## 6 Carrickree Mews

Warrenpoint, Newry, BT34 3FA

Offers Over £144,950

Carrickree Mews is Overlooking Warrenpoint Town Centre, the Harbour and Carlingford Lough and the Cooley Mountains. This delightful 3 bedroom mid-terraced property is offered for sale in great order throughout and will prove to be the ideal investor or starter home.

The stunning panoramic views are but part of all that this dwelling has to offer. From the private rear courtyard, to the spacious three bedroom accommodation, viewing is essential for all seeking to purchase in the locality.

VIEWING STRICTLY BY APPOINTMENT ONLY.

CONTACT OUR WARRENPOINT OFFICE ON (028) 4177 3777

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- Oil fired heating
- Double glazing
- Panoramic views over the Cooley Mountains
- Close proximity to Town Centre
- Designated parking space
- Enclosed rear yard
- White panel internal doors

## GROUND FLOOR

### Hallway

### Living Room

13'8" x 13'0" (4.19 x 3.97)

### Kitchen

17'0" x 9'10" (5.20 x 3.01)

### Bedroom 1

10'7" x 10'1" (3.24 x 3.09)

### Bedroom 2

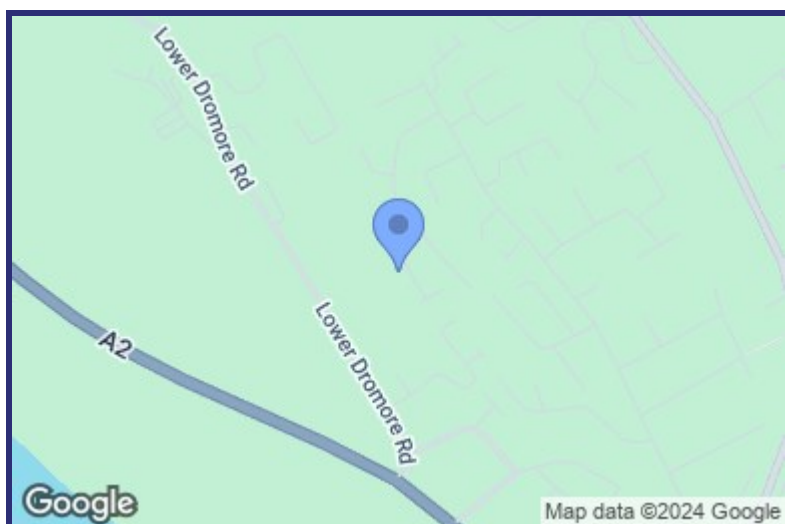
12'3" x 10'1" (3.74 x 3.09)

### Bedroom 3

8'5" x 7'10" (2.58 x 2.40)

### Bathroom

6'11" x 6'5" (2.11 x 1.98)

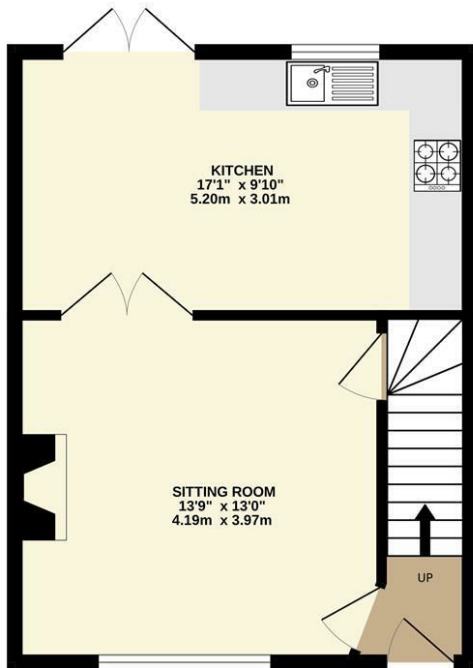


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	67	71
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

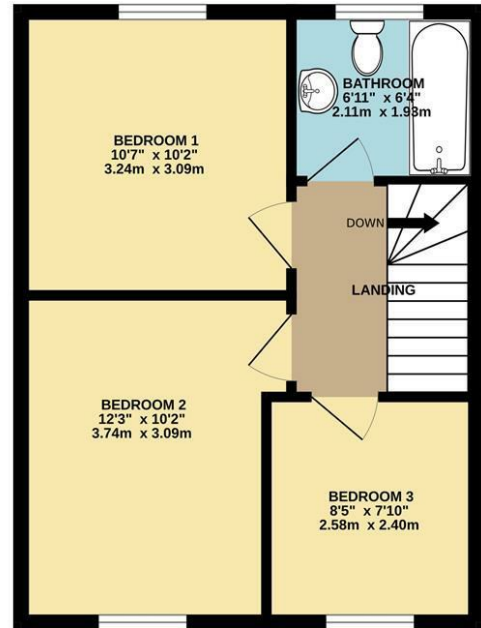


# Floor Plan

GROUND FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



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



TOTAL FLOOR AREA : 774 sq.ft. (71.9 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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