

50 Brooklawns

Bessbrook, Newry, BT35 7NR

Offers Over £179,950

Welcome to this charming semi-detached house located in the picturesque area of Brooklawns, Bessbrook, Newry. This delightful property boasts 3 bedrooms, making it an ideal home for a growing family or those who enjoy having extra space.

Situated just off the Newry -Dublin A1 motorway, this home offers easy access for commuters, ensuring a stress-free journey to work or leisure activities. Additionally, the proximity to the train station make it perfect for those who value convenience and accessibility.

The neighbourhood is peaceful and family-friendly, providing a safe and welcoming environment for residents of all ages.

Don't miss out on the opportunity to make this house your home. With its ideal location, ample bedrooms, and great transport connections, this property has all the makings of a wonderful place to create your forever home. Contact us today to arrange a viewing and take the first step towards making this house your own.

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- PVC Double Glazed Windows
- Ohme Electric Vehicle Charger
- Outdoor Tap
- Off Street Parking
- Large Shed

ADDITIONAL INFORMATION

SUMMARY

Accommodation in Brief:

GROUND FLOOR

Entrance Hall

Living Room

11'8" x 14'8" (3.57m x 4.49m)

Kitchen

11'8" x 12'4" (3.57m x 3.76m)

Utility Room

5'10" x 12'4" (1.78m x 3.76m)

FIRST FLOOR

Bedroom 1

10'9" x 12'4" (3.29m x 3.76m)

Bedroom 2

10'9" x 11'8" (3.29m x 3.58m)

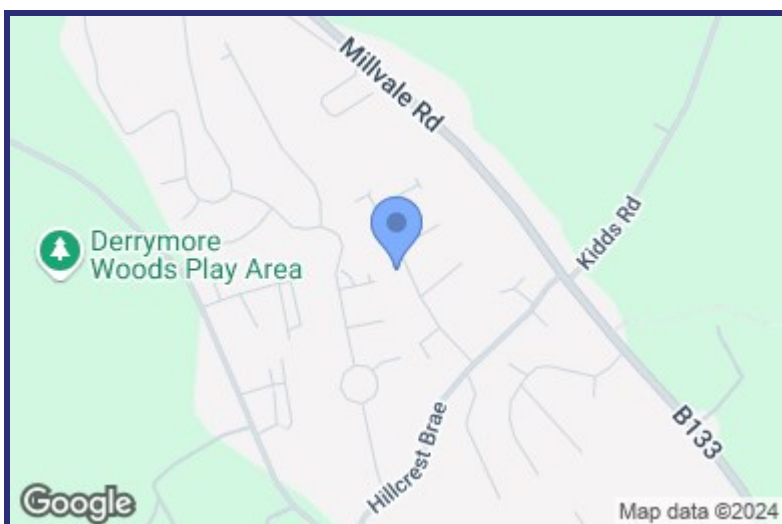
Bedroom 3

6'9" x 8'1" (2.06m x 2.47m)

Bathroom

6'9" x 8'2" (2.06m x 2.49m)

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		
Northern Ireland	EU Directive 2002/91/EC	



Floor Plan

GROUND FLOOR
471 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 946 sq.ft. (87.9 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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