

# 3 ANNSVILLE

RATHFRILAND ROAD



## 3 ANNSVILLE

### RATHFRILAND ROAD

Welcome to 3 Annsville! An attractive, modern family home located in a highly sought-after residential area in Newry. This property offers a blend of contemporary living and convenience, with easy access to local amenities, schools, and transport links, including the nearby A1 road providing a straightforward commute to Belfast and Dublin.

The property boasts three spacious and well-proportioned bedrooms, including a master bedroom with en-suite bathroom. It also includes a large, welcoming living room with ample natural light, creating a bright and airy atmosphere. There is also a second reception room which can be used as a formal dining room, study, or family area. The kitchen is fitted with high-quality units and modern appliances, perfect for those looking to become the next star on The Great British Bake-Off. The stylish bathroom is perfect for stretching out and relaxing in its luxurious bath. Additionally, this property boasts side access to the front and rear gardens that provide plenty of space for children to play or for gardening enthusiasts, as well as off street and multi car parking.

This property is perfect for families seeking a comfortable and spacious home in a well-established and peaceful neighbourhood. So book a viewing to see for yourself and not miss out!



## The Detail

### Hallway - 3.33m x 5.69m

White PVC front door with a laminate wooden floor. Single radiator and fitted smoke alarm. Newly fitted carpet stairs.

### Kitchen -3.33m x 2.95m

Steel tap double sink with tiled splash back. High and low storage units with integrated fridge/freezer and dishwasher. Built in Belling oven and hob. Tiled flooring, wooden worktop and large window showing the rear of the property.

### Utility Room - 2.19m x 2.20m

Plumbing fitted for washing machine. High and low storage, PVC door leading to the rear of property and electric fuse box.

### Living room 3.96m x 4.58m

Wood/coal fueled fireplace with a white mantle top and tiled surrounding. Newly fitted carpet, doubled glazed windows and a white wooden door leading to entrance hall. Double door entrance to dining room area.

### W.C 2.19m x 2.67m

Located on the ground floor. Patterned tiled floor and decorative tiled walls. Large round corner bath with shower head. Toilet and sink with under storage unit. Window showing the side of the property.

### Reception 3.02m x 3.77m

Newly fitted carpet. Radiator and fireplace mantle piece with tiled bottom.

### FIRST FLOOR

### Bedroom 1 - 3.96m x 5.22m

Newly fitted carpet and skylight window facing front of property.

### Ensuite-3.57m x 1.50m

Ensuite with patterned tiled floor and walls. Walk in shower, toilet and sink.

### Bedroom 2 -4.35m x 4.05m

Laminate wooden floor and skylight window facing front of property

### Bedroom 3- 3.18m x 2.67m

Newly fitted carpet. Window to the side of the property and a small built in storage unit.

### Exterior

Large gate entrance with multi car off street parking. Secured fenced and walled perimeter. Decorative pillars and lights at entrance door of property. Side access to rear of the property. PVC fascia and soffit. Fenced and walled secure perimeter, wooden shed at side of property and bricked shed at rear of property. Outside water tap and boiler located in rear shed. Oil tank located behind shed. Electric meter located at side of property.

## HEATING

- Oil Fired Central Heating - Thermostat Controlled

## EXTERNAL AREAS

- Well maintained lawns
- Detached Boiler House with Storage
- PVC Fascia and Soffit











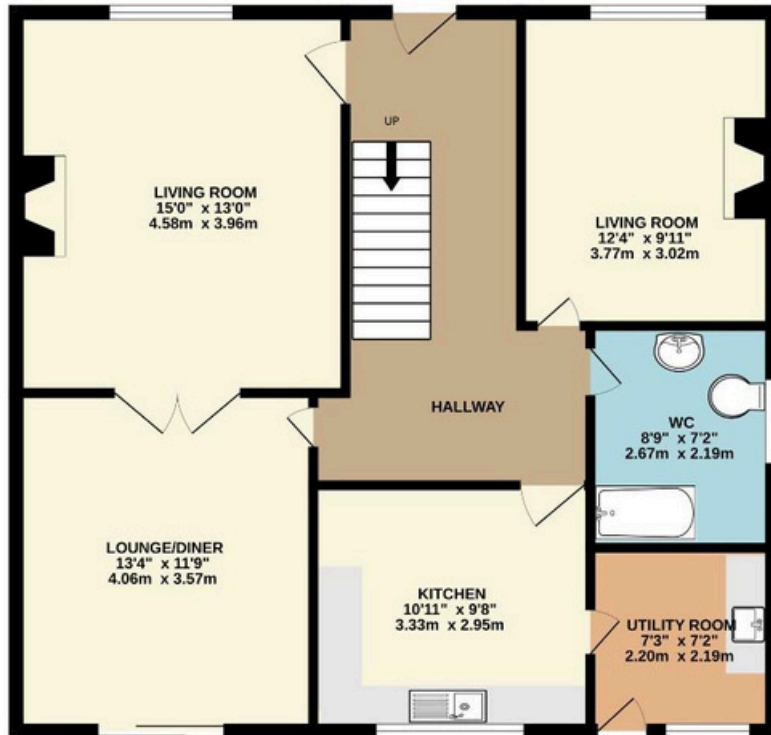




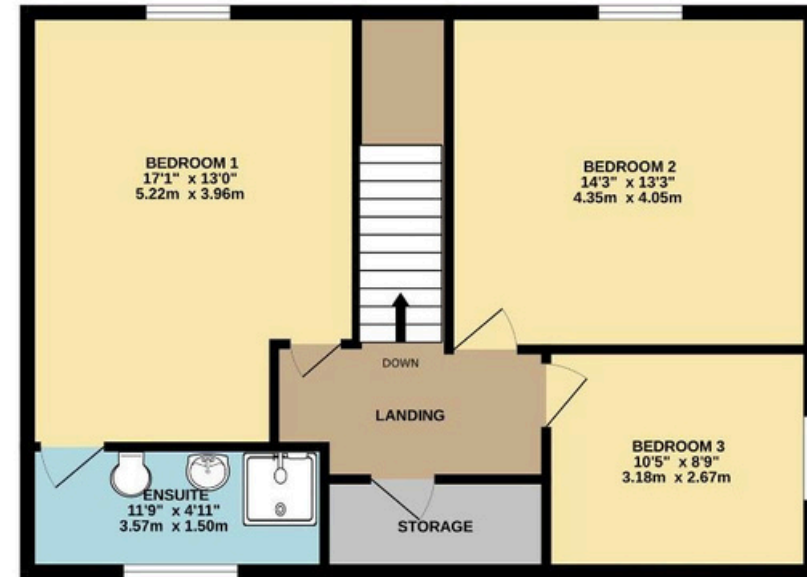


## Floor Plans

GROUND FLOOR  
832 sq.ft. (77.3 sq.m.) approx.



1ST FLOOR  
681 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 1513 sq.ft. (140.6 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.

Made with Metropix ©2024

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69   c
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

The Directors of Bradley Estates NI Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Directors of Bradley Estates NI has any authority to make or give any representation or warranty whatever in relation to the property.

## Price

Offers Over £235,000

## Contact

Conor Murphy, Sales and Lettings Negotiator

30 Monaghan Street, Newry, Co.Down

T: +44 (0) 28 300 50633

E: conor.murphy@bradleyni.com

Taylor Darby, Sales and Lettings Negotiator

30 Monaghan Street, Newry, Co.Down

T: +44 (0) 28 300 50633

E: taylor.darby@bradleyni.com