

## 36 Kilbroney Road

Rostrevor, Newry, BT34 3BJ

Offers Over £180,000

Welcome to Kilbroney Road, Rostrevor, Newry - a charming village location perfect for those seeking a peaceful retreat. This property boasts 2 reception rooms, 3 bedrooms, and 1 bathroom, offering ample space for comfortable living.

Although this house requires modernization, it presents a fantastic opportunity for those with a vision to create their dream home. The village setting provides a tranquil environment, ideal for relaxation and enjoying the beauty of nature.

Imagine the possibilities of transforming this property into a stylish and modern abode that reflects your personal taste and preferences. With a bit of creativity and effort, this house could become a stunning gem in the heart of Rostrevor.

Don't miss out on the chance to own a property in this desirable location. Embrace the potential of this house and turn it into the home you've always dreamed of. Contact us today to arrange a viewing and start envisioning the endless possibilities that this property has to offer.

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## Entrance Hall

## Reception

13'10 x 10'8 (4.22m x 3.25m)

## Sitting Room

13'10 x 9'1 (4.22m x 2.77m)

## Kitchen

13'5 x 12'9 (4.09m x 3.89m)

## Utility

## Stairs leading to first floor

## Bedroom 1

13'1 x 12'9 (3.99m x 3.89m)

## Bathroom

7'0 x 6'0 (2.13m x 1.83m)

## Bedroom 2

## Hotpress

## Bedroom 3

11'4 x 7'10 (3.45m x 2.39m)

## External Area

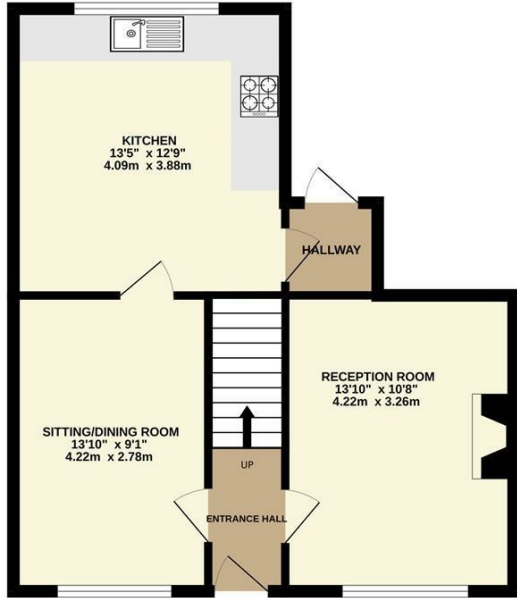


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>27</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>50</b>
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

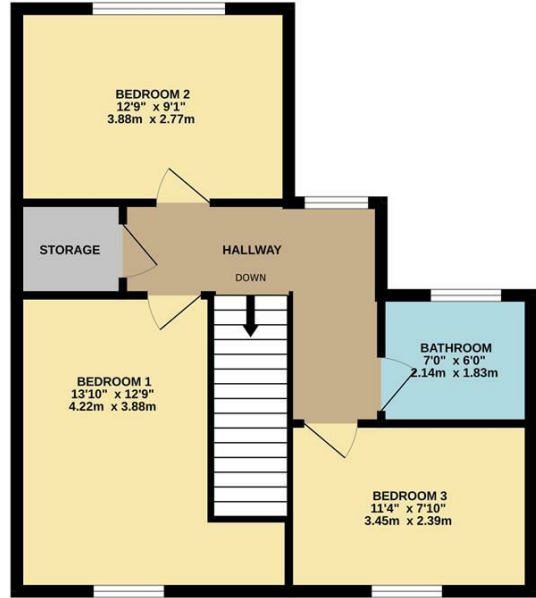


# Floor Plan

GROUND FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 1030 sq.ft. (95.6 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.  
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