



5 Greenpark Court

Newry, Rostrevor, BT34 3GS

Offers Over £239,950

Welcome to Greenpark Court, Rostrevor - a charming property that offers the perfect blend of comfort and convenience. This delightful house boasts 1 reception room, kitchen, wc, 4 bedrooms and 2 bathrooms, giving ample space for the whole family to enjoy.

Situated in a great location, this property is within walking distance to all local amenities, making daily errands a breeze. Additionally, its proximity to Kilbroney Park and the sea provides the perfect opportunity for leisurely strolls or picnics in the great outdoors.

Don't miss out on the chance to make this house your home - a place where comfort, convenience, and a touch of nature all come together seamlessly.

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- Village centre location
- Oil Fired Central Heating
- Double Glazing
- Off Street Parking

Entrance Hall

Sitting Room

15'0" x 11'11" (4.58 x 3.65)

WC

6 x 2'10" (1.83m x 0.86m)

Kitchen / Dining

18'6" x 10'1" (5.66 x 3.09)

Stairs leading to first floor

Bedroom 1

12'5" x 11'11" (3.81 x 3.65)

Bedroom 2

9'4" x 8'9" (2.87 x 2.69)

Bathroom

8'9" x 6'0" (2.69 x 1.85)

Bedroom 3

11'11" x 9'9" (3.65 x 2.99)

Stairs leading to second floor

Bedroom 4

14'11" x 9'4" (4.56 x 2.85)

Ensuite

8'9" x 6'4" (2.69 x 1.94)

Hotpress



| 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 | |

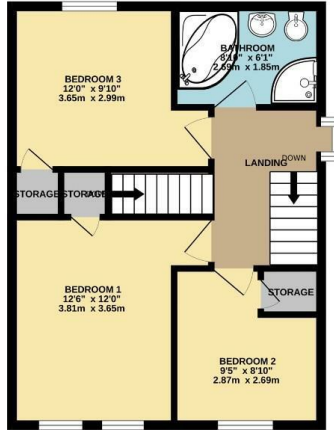


Floor Plan

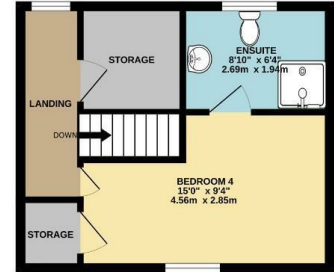
GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



2ND FLOOR
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 1222 sq.ft. (113.5 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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We look forward to working with you...



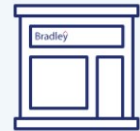
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