

16 Ummercarn Road - Silverbridge - Newry - BT35 9PB



This four bedroom detached property (308m Square Metres), situated off the Ummercarn Road in a rural setting of Silverbridge and is position withing The Ring of Gullion Area of Outstanding Natural Beauty. Silverbridge is approximately 12 miles from Newry City, 4 Miles from Crossmaglen and 10 miles from Dundalk.

Guide Price: £75,000

Ground Floor:

Accommodation	Size	Description
Entrance Hall:	3.8m x 2.7m	
Kitchen:	2.9m x 4.2m	
Utility Room:	2m x 2m	
Lounge:	4m x 6.5m	
Dining Room:	2.7m x 4.5m	
Living Room:	3.3m x 3.6m	
Bedroom 1 with En-suite:	3.8m x 5.6m	

First Floor:

Bedroom 2 with En-suite & dressing room:	2.9m x 6.7m	
Bedroom 3:	3.1m x 3.9m	
Bathroom:	2.6m x 2.9m	

Additional Extras:

- ❖ Oil Fired Central Heating
- ❖ PVC Double Glazed Windows
- ❖ 0.6 Acre Site

The annual **rates** calculation shows full annual rates for 1st April 2024 to 31st March 2025 **£2,721.04** approx. Unique Property Reference Number: 187407506

Note: *These particulars are given on the understanding that they will not be constructed as part of a contract, conveyance or lease. Whilst every care is taken in compiling the information, we can offer no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding descriptions and measurements*

Planning Enforcement as property was not constructed in accordance with approved plans. Demolition of the 2 storey side extension on the southern side of the dwelling, removal of the first floor window from the central dormer, demolition of the 2 bay windows to the front of the property and the stone façade to the main front wall should be plasterboard over to match the existing finishes.

Domestic Consent to Discharge - Any interested parties must submitted an application for a Treatment Plant with the boundaries of the site, to rectify the drainage issue.