

FOR SALE

5 BRANNOCK HEIGHTS, NEWRY



- Impressive detached property, situated just off the Dublin Road within a much sought after area of Newry City.
- Entrance hall, Kitchen/dining, lounge, sitting room, 3 bedrooms, bathroom. Well maintained mature gardens and detached garage.
- Double glazed windows, private enclosed garden to the rear.
- Planning permission for rear extension and attic conversion.

Accommodation

Located on the edge of Newry city centre, this property presented in excellent decorative order throughout, offers the opportunity to acquire a home beside all the amenities that Newry city has to offer. Situated within a quiet cul de sac just off the Dublin Road this property is suitable as a family home as it is close to all the schools that Newry city has to offer, equally well situated for young professionals as it is close to the by pass for commuting north and south. Further scope to develop the property with planning approval to extend.

Large Entrance Hall

Wide spacious entrance hall with good natural light.

Kitchen/Dining: 13'2" x 14'4" (4.02 x 4.36m)

White kitchen comprising of a range of high and low level cupboards, integrated hob and oven, part tiled walls.



Lounge: 12'1" x 9'1" (3.69m x 3.01m)

Painted walls, Laminate flooring with patio doors to enclosed garden.



Sitting Room: 12'9" x 17'11" (3.89m x 5.45m)

Spacious living room with bay window. cream painted walls with coving and cornicing, carpet flooring.



Bathroom:

Contemporary bathroom. White W.C, white vanity unit, free standing bath, corner shower, heated chrome towel rail. Fully tiled walls and floor.



Bedroom 1: 10'11" x 11'5" (3.33m x 3.48m)



Bedroom 2: 13'02" x 9'1" (4.32m x 2.98m)



Bedroom 3: 12'5" x 13'2" (3.78m x 4.02m)



Attic space

Upstairs totally floored and suitable space for conversion.

Approx space : 20'12"x 47'7" (6.4m x 14.5m)

Potential extension

Planning approval exists for a single storey kitchen/dining extension to the rear and roof space refurbishment and conversion to create 2 no new bedrooms, en-suite, shower room, office and dressing. (Planning Ref:- LA07/2017/0925/F)

We include below an architects drawings of the proposed extension.



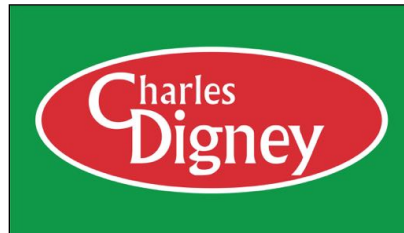


Guide Price

Asking Price: £214,950

Viewing

By appointment through sole agents:-



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