

FOR SALE

4 CARNEYHAUGH COURT, NEWRY



- Excellent family home located in a quiet residential area just off the Crieve Road, Newry.
- Entrance hall, kitchen/dining, downstairs WC, utility room, living room, bathroom, 3 bedrooms with master bedroom having en-suite.
- Double glazed PVC windows, Gas heating, private enclosed garden to the rear.
- Close proximity to local primary and grammar schools.

Accommodation

Located on the edge of Newry city centre, this well-presented property offers the opportunity to acquire an excellent family home in a highly sought area.

Entrance Hall: 6'9" x 21'4" (2.05m x 6.05m) Tiled floor and painted walls

WC: White WC and WHB under stairs in hall.

Utility room: 6'8" x 7'3" (2.04m x 2.21m) Range of cupboards, tiled flooring, plumbed for Washing Machine.



Kitchen/Dining: 13'3" x 14'1" (4.05m x 4.03m)

Cream contemporary kitchen comprising of a range of high and low level cupboards, electric hob/oven and microwave, extractor fan, integrated fridge freezer and dishwasher. Part tiled walls and tiled flooring.



Living room: 13'3" x 14'0" (4.04m x 4.27m) Laminate wood flooring and painted walls.



Bathroom: 8'4" x 8,9" (2.55m x 2.67m) White WC, WHB, corner bath, shower, part tiled walls
And tiled floor.



Bedroom 1: 11'7" x 12'9" (3.52m x 3.88) Wooden flooring and painted walls.



En-suite: White WC, W.H.B, shower

Bedroom 2: 12'12" X 11'6" (3.95m x 3.51m) Carpet flooring.

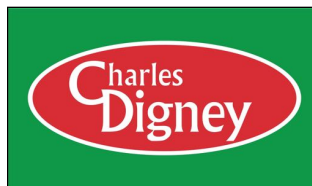
Bedroom 3: 8'6" x 8'6" (2.58m x 2.59m) Carpet flooring.

Guide Price

Asking Price: £179,950

Viewing

By appointment through sole agents: -



Tel: 028 3025 2010

Fax: 028 3025 0010

PROPERTY MISDESCRIPTIONS ACT 1967 Charles Digney Property Consultants (and their Joint Agents where applicable) for themselves and for the Vendors and/or Lessors of the property who agents they are, give notice that (1) these particulars are a general guideline only, for the guidance of prospective purchasers or tenants, and they do not constitute the whole or part of an offer or contract. (2) Charles Digney Property Consultants cannot guarantee the accuracy of any description, dimensions references to condition, necessary permissions for use and occupation and other details contained herein and any prospective 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 accuracy of each of them. (3) no employee of Charles Digney Property Consultants (and their Joint Agents where applicable) has any authority to make or give representation on warranty or enter into any contract whatever in relation to the property. (4) unless otherwise stated all prices and rentals quoted are exclusive of any VALUE ADDED TAX to which they may be subject. (5) these particulars are issued on the understanding that all negotiations are conducted through Charles Digney Property Consultants.