

**FOR SALE**  
**42 LAUREL GROVE**  
**NEWRY**



- Located in a quiet development, just off the Belfast Road.
- Entrance hall, kitchen/dining, utility area, lounge, living room, 4 bedrooms, main bedroom en-suite, family bathroom.
- Off street parking to the front of property and enclosed garden to the rear with paved patio area.
- In close proximity to local primary and grammar schools, and within walking distance to all the amenities that Newry centre has to offer.
- Triple glazed PVC windows, OFCH.

## Accommodation

Located on the edge of Newry city centre, this well presented property is attractively sited within a sought after development in one of Newry's most popular residential area's. It is extremely convenient to a host of amenities including shops, schools and within walking distance to Newry city centre. It offers the opportunity to acquire an excellent family home in a highly sought after area with easy access to Newry by pass and the motorway if travelling towards Belfast or Dublin.

**Entrance Hall: 5'11" x 14'8" (1.81m x 4.48m)** Wooden floor and painted walls

**Kitchen/Dining: 18'6" x 9'9" (5.63m x 2.97m)**

Oak kitchen comprising of a range of high and low level cupboards, electric hob with oven, extractor fan, part tiled walls and tiled flooring. Patio doors to garden area. Open through to lounge.



**WC: 6'2" x 3'6" (1.89m x 1.08m)**  
White WC and WHB.

**Back Hall/Utility area: 6'2" x 7'6" (1.88m x 2.28m)**

Stainless steel sink unit

**Lounge: 14'8" x 12'2" (4.48m x 3.70m)**

Centre fireplace with marble surround. Open through to kitchen/dining area. Wood flooring and painted walls.



**Living Room/Play Room: 16'1" x 11'5" (4.90m x 3.48m)**

Wooden flooring, painted walls.



**Bathroom: 9'4" x 6'7" (2.86m x 2.0m)**

White W.C, W.H.B with vanity unit, Free standing bath, Corner shower, part tiled walls and tiled flooring.



**Master Bedroom: 11'8" x 11'5" (3.56m x 3.49m)**

Painted walls and laminate flooring



**En-suite: 6'6" x 6'6" (1.98m x 1.98m)**

Tiled floor and part tiled walls. Corner power shower. White W.C, and WHB.

**Bedroom 1: 11'11" x 11'0" (3.64m x 3.36m)**  
Laminate Flooring and painted walls.



**Bedroom 2: 11'0" x 12'8" (3.36m x 3.86m)**  
Laminate flooring and cream painted walls.



**Bedroom 3: 7'11" x 8'11" (2.42m x 2.73m)**  
Laminate flooring and painted walls.



---

### **EPC Rating**

B84

---

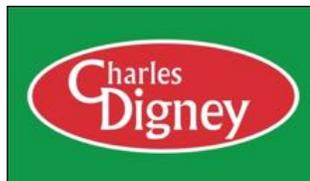
### **Guide Price**

**Asking Price: £174,950**

---

### **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.