

5 Kildarragh Close , Newry, BT34 2SU

Offers Over £249,950

Located in the popular residential area of Kildarragh Close, Newry, this delightful home offers a superb blend of comfort and accessibility. Located just minutes from Newry City Centre, it provides all the benefits of urban convenience while enjoying a peaceful, well-established neighbourhood setting.

The property boasts views of the surrounding countryside and is positioned close to local amenities, schools, and excellent transport links. Whether you're commuting, raising a family, or simply seeking a quieter pace of life, this location caters to a wide range of needs.

Inside, the home is bright and inviting—ideal for first-time buyers, growing families, or anyone looking for a move-in-ready property in a convenient part of Newry. The layout is practical and well-maintained, offering both comfort and functionality.

This is a fantastic opportunity to secure a home in a sought-after area that combines tranquility with everyday convenience. 5 Kildarragh Close is sure to appeal to those who appreciate a welcoming community and easy access to everything Newry has to offer.

5 Kildarragh Close

, Newry, BT34 2SU



- Oil Fired Heating
- Detached 4 Bedroom Property
- Outside Tap

ADDITIONAL INFORMATION

Accommodation in brief

GROUND FLOOR

Entrance Hallyway

6'6" x 14'9" (2.00m x 4.50m)

Living Room

16'6" x 12'11" (5.03m x 3.95m)

Sitting Room

17'9" x 11'3" (5.43m x 3.44m)

Kitchen/ Dinning Room

24'11" x 9'9" (7.62m x 2.98m)

Utility

5'9" x 6'0" (1.77m x 1.85m)

W.C

5'9" x 3'8" (1.77m x 1.13m)

FIRST FLOOR

Bedroom 1

16'4" x 8'11" (4.99m x 2.73m)

Bedroom 2

10'5" x 10'3" (3.19m x 3.14m)

Bedroom 3

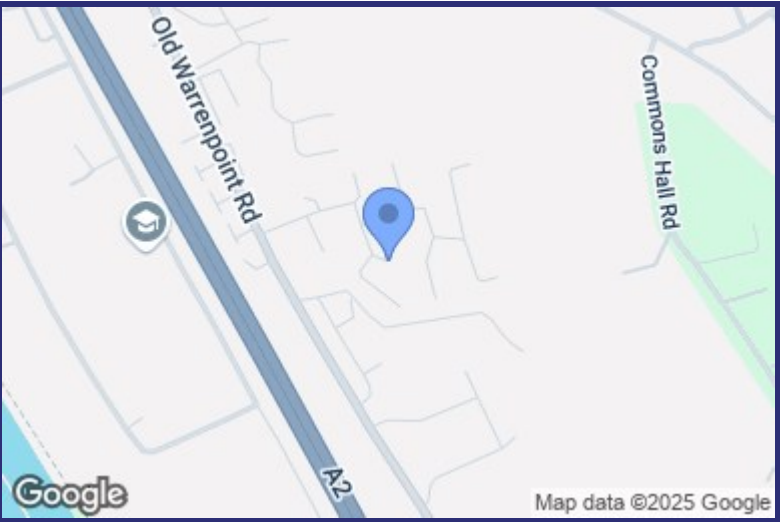
14'3" x 10'3" (4.35m x 3.14m)

Bedroom 4

10'7" x 8'10" (3.23m x 2.70m)

Bathroom

8'10" x 6'6" (2.70m x 2.00m)

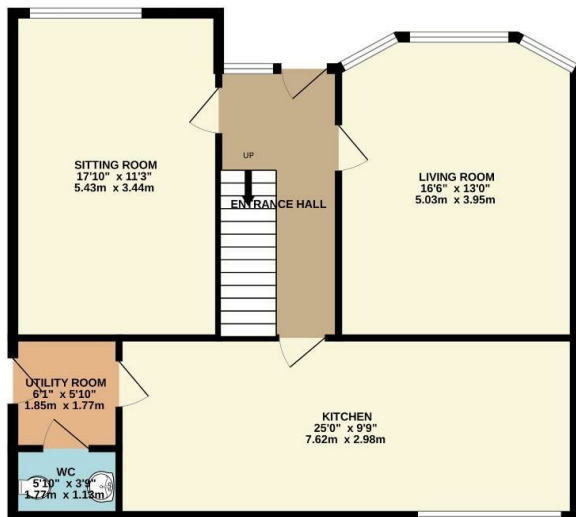


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

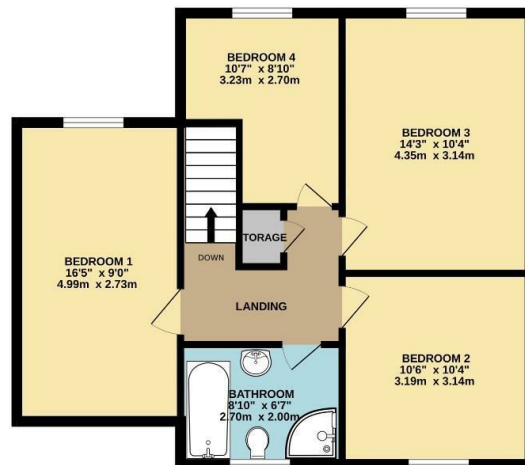


Floor Plan

GROUND FLOOR
808 sq.ft. (75.0 sq.m.) approx.



1ST FLOOR
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA: 1429 sq.ft. (132.7 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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