

## 8 Mary Street

Rostrevor, Newry, BT34 3AY

Offers Over £495,000

### Residential/Commercial Opportunity

We are delighted to offer for sale this attractive listed period end terrace beautifully positioned in the heart of the popular and much sought after village of Rostrevor.

Whether as a residential home or some form of onward commercial opportunity the property is deceptively spacious throughout over three floors with three bedrooms and two large reception rooms. To the rear there is parking for 4 cars.

The location is exceptional on the shores of Carlingford Lough with a vast array of local amenities, high quality restaurants and cafes on your doorstep.

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- Three Double Bedrooms
- Large Kitchen Area on Lower Level with Generous Storage Facilities
- Oil Fired Central Heating
- Popular Central Village Location with vast array of local amenities, cafes and high quality restaurants
- Parking for 4 Cars to Rear

## ADDITIONAL INFORMATION

## SPECIAL FEATURES & SERVICES

### Accommodation in brief

### GROUND FLOOR

#### Entrance Hall

#### Kitchen

13'1" x 24'6" (4.01m x 7.47m )

#### Storage Room

9'4" x 13'5" (2.87m x 4.1m )

#### Bathroom

6'3" x 10'7" (1.93m x 3.25m )

### FIRST FLOOR

#### Living Room

14'5" x 17'8" (4.4m x 5.4m )

#### Dinning Room

15'1" x 16'2" (4.62m x 4.93m )

#### Utility Room

9'1" x 6'5" (2.77m x 1.96m )

#### Bathroom

6'5" x 4'11" (1.98m x 1.52m )

### SECOND FLOOR

#### Bedroom 1

15'1" x 24'4" (4.6m x 7.44m )

#### Bedroom 2

13'6" x 14'9" (4.14m x 4.5m )

#### Storage Room

10'11" x 9'4" (3.33m x 2.87m )

### THIRD FLOOR

#### Bedroom 3

13'6" x 13'9" (4.14m x 4.2m )

#### Bathroom

12'11" x 13'1" (3.96m x 4.0m )

### NAV

### VIEWING DETAILS/ FURTHER INFORMATION

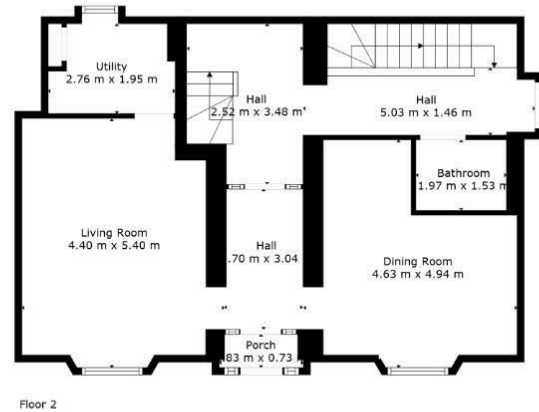
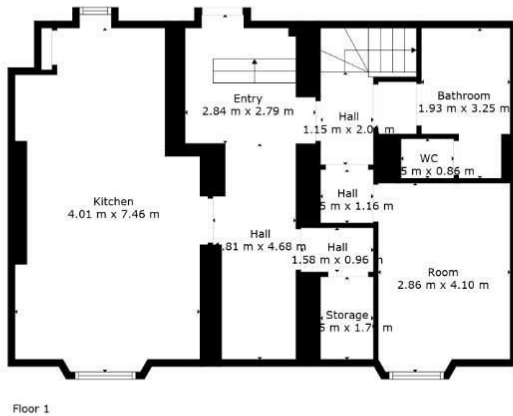
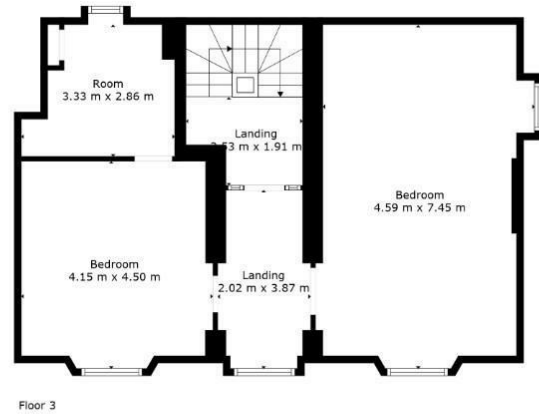
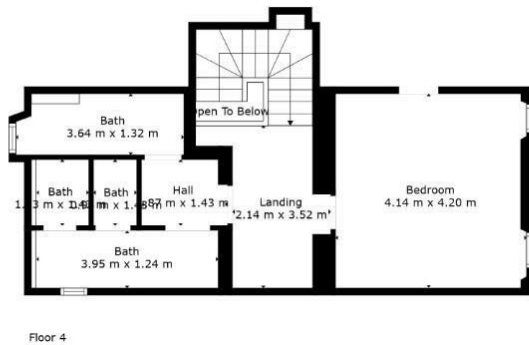


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	48	79
Northern Ireland		EU Directive 2002/91/EC





## Floor Plan



### TOTAL: 275 m<sup>2</sup>

FLOOR 1: 76 m<sup>2</sup>, FLOOR 2: 72 m<sup>2</sup>, FLOOR 3: 78 m<sup>2</sup>, FLOOR 4: 49 m<sup>2</sup>  
 EXCLUDED AREAS: STORAGE: 2 m<sup>2</sup>, BAY WINDOW: 0 m<sup>2</sup>, UTILITY: 5 m<sup>2</sup>,  
 PORCH: 1 m<sup>2</sup>, OPEN TO BELOW: 1 m<sup>2</sup>  
 WALLS: 22 m<sup>2</sup>

SimonBrien

Please Note Floor Plans Are Illustrative Only; Measurements And Layouts Are Approximate.

*We look forward to working with you...*



*We get there together*

Our experienced and trusted team have assisted 1000's of people with buying, selling and letting.



*We're here for you*

Client care is at the very heart of what we do. We will guide and support you every step of the way.



*Always close by*

With multiple offices and a leading marketing team, we will make sure that you get the very best result.

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