

## 1A Carrogs Road

Burren, Newry, BT34 2NJ

**Offers Over £525,000**

Located on Carrogs Road, Burren, this impressive detached home, built in 2006, offers spacious and comfortable family living. Set on an elevated 0.3-acre site, it provides generous outdoor space ideal for entertaining, gardening, or relaxing.

The interior features two versatile reception rooms, office/study and four well-proportioned bedrooms, complemented by three bathrooms for added convenience. The layout is designed to balance comfort and practicality, making it ideal for modern family life.

With excellent access to both the Belfast and Dublin motorways, the property is perfectly positioned for commuters seeking a peaceful setting without sacrificing connectivity.

Move-in ready and requiring no additional investment, this home presents a rare opportunity to settle into a well-maintained property in a sought-after location.

# 1A Carrogs Road

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- Large detached family home
- Presented well with no further outlay required
- Spacious living
- Mature gardens with separate enclosed courtyard
- Detached workshop/garage
- Oil fired central heating and double glazed throughout

## Entrance Hall

## Lounge

16'9 x 15'3 (5.11m x 4.65m)

## Living Room

15' x 16'9 (4.57m x 5.11m)

## Kitchen / Dining

35'0 x 13'0 (10.67m x 3.96m)

## Office / Study

13'0 x 7'7 (3.96m x 2.31m)

## Utility

9'10 x 11'0 (3.00m x 3.35m)

## Shower Room

2'0 x 9'10 (0.61m x 3.00m)

## Rear Hallway

## Stairway leading to first floor.

## Landing

## Master Bedroom

15'3 x 13'0 (4.65m x 3.96m)

## Ensuite

10'7 x 3'2 (3.23m x 0.97m)

## Dressing Room

12'3 x 9'0 (widest) (3.73m x 2.74m (widest))

## Bedroom 2

15'0 x 13'0 (4.57m x 3.96m)

## Bedroom 3

11'1 x 13'5 (3.38m x 4.09m)

## Bedroom 4

10'7 x 13'5 (3.23m x 4.09m)

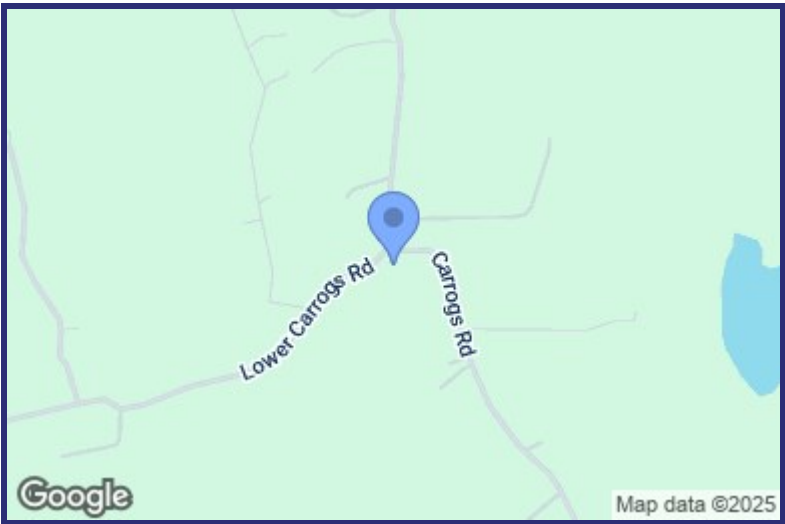
## Bathroom

14'1 x 14'4 (4.29m x 4.37m)

## Workshop

39'2 x 23'3 (11.94m x 7.09m)

## External



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		
	66	70
Northern Ireland		EU Directive 2002/91/EC



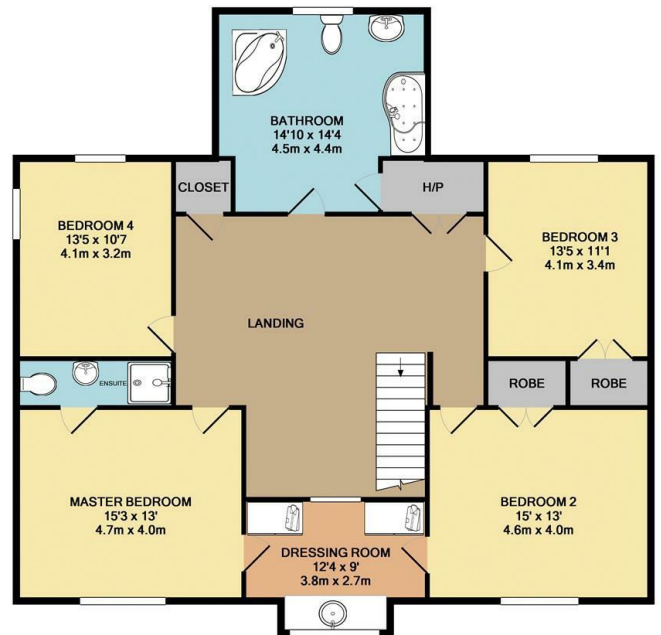


## Floor Plan



GROUND FLOOR  
APPROX. FLOOR  
AREA 1424 SQ.FT.  
(132.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2848 SQ.FT. (264.5 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR  
APPROX. FLOOR  
AREA 1423 SQ.FT.  
(132.2 SQ.M.)

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