

## 70 Carney Hall , Newry, BT34 1GB

**Offers Over £184,950**

This well presented semi-detached property offers an excellent opportunity for families and individuals alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this property is its prime location. Situated close to local schools and shops, residents will find that daily necessities and educational facilities are just a stone's throw away. This accessibility not only enhances the quality of life but also adds to the appeal of the area.

Whether you are looking to settle down in a family-friendly environment or seeking a comfortable home with easy access to amenities, this house in Carney Hall is a remarkable find. With its blend of space, convenience, and a welcoming community, it is a property that should not be missed.

# 70 Carney Hall

, Newry, BT34 1GB



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## ADDITIONAL INFORMATION

### Accommodation in brief

### GROUND FLOOR

#### Entrance Hallway

15'1" x 6'2" (4.60 x 1.90)

#### Living Room

14'5" x 11'3" (4.40m x 3.45m )

#### Kitchen

18'5" x 10'5" (5.62m x 3.20m)

### FIRST FLOOR

#### Bedroom 1

12'6" x 11'3" (3.83m x 3.45m )

#### Bedroom 2

12'4" x 9'10" (3.78m x 3.00m )

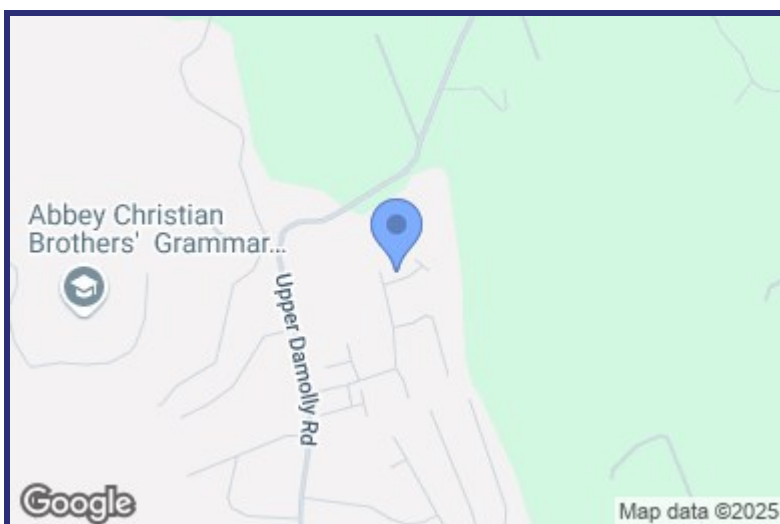
#### Bedroom 3

8'7" x 7'3" (2.62m x 2.22m )

#### Bathroom

11'5" x 5'7" (3.50m x 1.71m)

### EXTERIOR



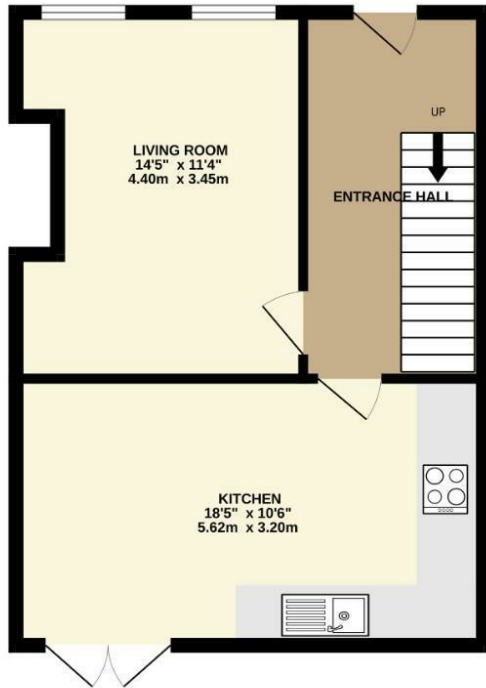
| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
|  | 62                      | 71        |
| <b>Northern Ireland</b>                            | EU Directive 2002/91/EC |           |



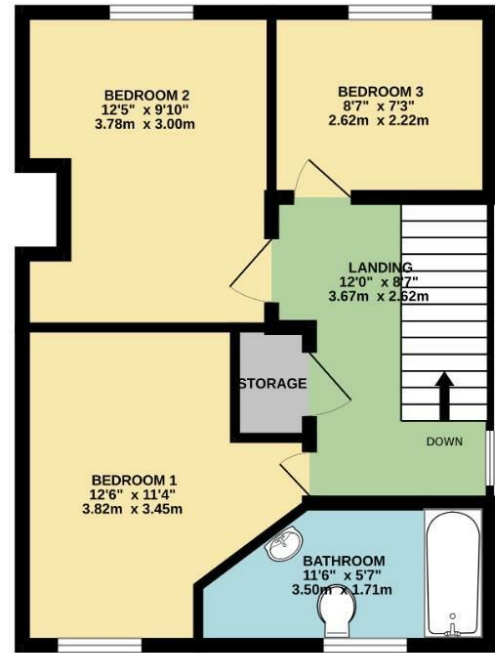


# Floor Plan

GROUND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR  
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 811 sq.ft. (75.3 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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30 Monaghan Street, Newry, Co.Down, BT35 6AA  
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**Warrenpoint:**  
25 Duke Street, Warrenpoint, Co.Down, BT34 3JY  
T: 028 417 73777 E: warrenpoint@bradleyeni.com

**Rostrevor:**  
14 Bridge Street, Rostrevor, Co.Down, BT34 3BG  
T: 028 417 39999 E: rostrevor@bradleyeni.com

**Belfast:**  
55-59 Adelaide Street, Belfast, Co.Antrim, BT2 8FE  
T: 028 962 09909 E: belfast@bradleyeni.com

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