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43 Carney Hall  
Newry, BT34 1GA

**Asking Price £149,950**





# 43 Carney Hall, Newry, BT34 1GA

This delightful 2-bedroom, 1-bathroom home is ideal for first-time buyers, small families, or those seeking a peaceful retreat with easy access to the city.

Upon entering, you are greeted by a bright and spacious open-plan kitchen, living, and dining area. The contemporary design provides a seamless flow, making it an ideal space for both everyday living and entertaining while it also offers flexibility for various layouts to suit your needs.

Both bedrooms are well-proportioned, providing comfortable spaces for rest and relaxation. The bathroom is neatly designed with modern fixtures and finishes, ensuring both style and functionality.

This Property also benefits from off street Parking, a small garden, oil fired central heating and double glazed PVC windows and doors.

A great asset to this property is its location, being located just a short distance from the City of Newry, with easy access to shops, schools, and transport links, this property offers the perfect balance of rural living with all the amenities of urban life.



### Kitchen/Living/Dining Area

16'4" x 16'4" (5 x 5)  
Open Plan, Laminate Wood Flooring,  
Dishwasher, Single Oven, 4 Ring Ceramic Hob, Integrated Fridge Freezer  
Stainless Steel Cooker Hood, Single Stainless Steel Sink & Drainer

Low Flush W/C  
Electric Triton Shower  
Shower Tray  
Lino Flooring  
Fully Tiled Walls

**External**  
Easily Maintained Garden  
Off street Parking  
External Store for washing machine



**Bedroom 1**  
8'2" x 13'5" (2.5 x 4.1)  
Laminate wood Flooring

**Bedroom 2**  
9'10" x 7'6" (3 x 2.3)  
Laminate wood Flooring

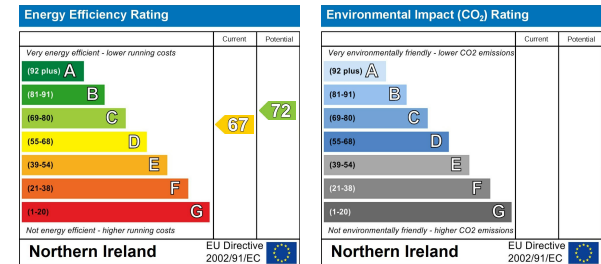
**Bathroom**  
4'11" x 6'6" (1.5 x 2 )  
Pedestal Wash Hand Basin



### Area Map



### Energy Efficiency Graph



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