



3 Third Avenue

Derrybeg, Newry, BT35 6HD

Offers Over £144,950

Located in the Derrybeg Area Newry, Just of the Camlough Road. This delightful house on Third Avenue offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for first time buyers, down sizers and young professionals. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

One of the standout features of this home is its prime location. Situated close to Daisy Hill Hospital and just a stone's throw from Newry Train Station, commuting made effortless. Whether you are travelling to Belfast or Dublin, the nearby motorway access ensures that you can reach your destination with ease.

In addition to its excellent transport links, the property is surrounded by a variety of local amenities, all within walking distance. This means you can enjoy the convenience of shops, cafes, and other essential services right on your doorstep.

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3



1



1



C

• 3 Bedroom Terrace

• Double Glazed Windows

• Gas Heating

ADDITIONAL INFORMATION

Accommodation in brief

GROUND FLOOR

Hallway

5'11" x 11'2" (1.82m x 3.41m)

Living Room

10'6" x 14'7" (3.21m x 4.46m)

Kitchen

8'3" x 17'11" (2.52m x 5.48m)

Bathroom

8'2" x 8'3" (2.51m x 2.54m)

FIRST FLOOR

Bedroom 1

12'1" x 9'7" (3.70m x 2.93m)

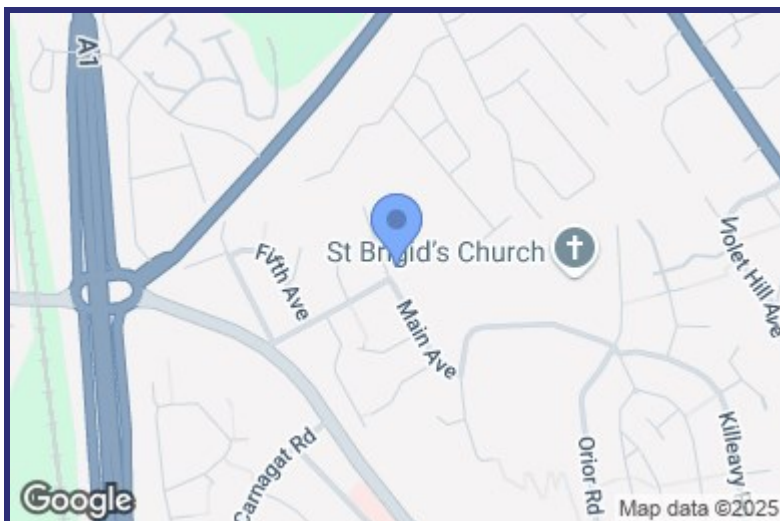
Bedroom 2

8'2" x 10'7" (2.51m x 3.25m)

Bedroom 3

8'3" x 7'5" (2.52m x 2.28m)

EXTERIOR

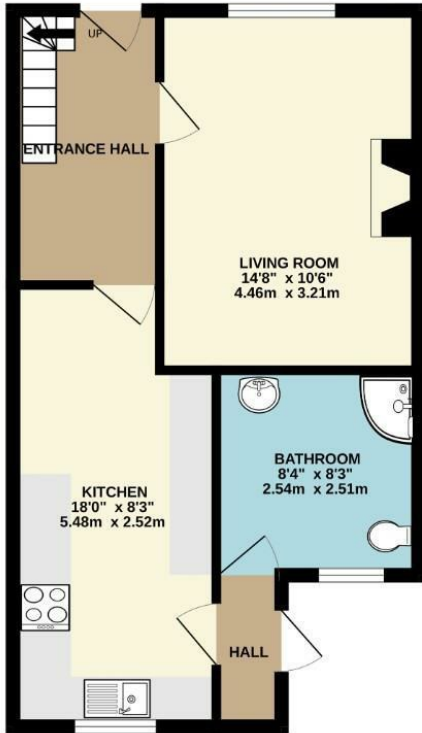


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

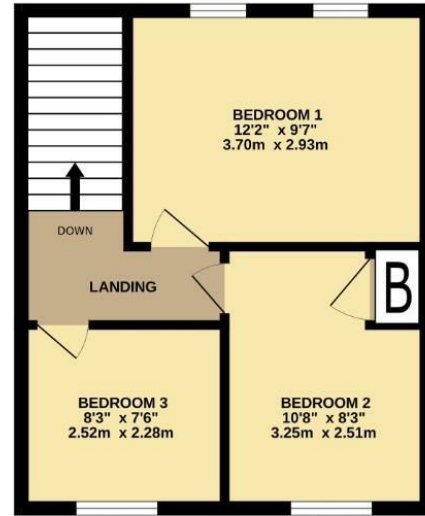


Floor Plan

GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA: 774 sq.ft. (71.9 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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We look forward to working with you...



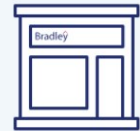
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