

## 1 Bingian Terrace

Moorhill Road, Newry, BT34 2QJ

**Offers Over £184,950**

The property is located in the scenic surroundings of The Moorhill Road, this beautifully renovated two-bedroom cottage offers the perfect blend of modern comfort and countryside charm. Situated on Bingian Terrace, this delightful home is ideal for those seeking a tranquil setting without compromising on convenience.

Inside, the property boasts a stylish and practical layout, featuring stunning hardwood flooring throughout. The inviting living area is complemented by a cozy multi-fuel stove, perfect for creating a warm and welcoming atmosphere. The kitchen and dining space have been tastefully updated to provide a functional yet stylish environment for everyday living.

Both bedrooms are well-proportioned, offering comfortable accommodation, while the modern bathroom and kitchen add to the property's contemporary appeal.

Externally, the home benefits from off-street parking for two cars, ensuring hassle-free access. A major advantage is the bus stop located directly outside the property, providing easy transport links to Newry and

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- Oil Fired Central Heating
- Double Glaze Windows
- Multi Fuel Burning Stove
- Outside Electric Sockets

## ADDITIONAL INFORMATION

### Accommodation in brief

#### Entrance Hallway

3'10" x 4'5" (1.17m x 1.35m)

#### Living Room

11'4" x 16'4" (3.46m x 5.00m )

#### Kitchen

11'2" x 18'4" (3.41m x 5.60m )

#### Utility

4'5" x 9'6" (1.37m x 2.92m )

#### Hallway

9'3" x 2'11" (2.84m x 0.89m )

#### Bathroom

6'8" x 9'6" (2.04m x 2.92m )

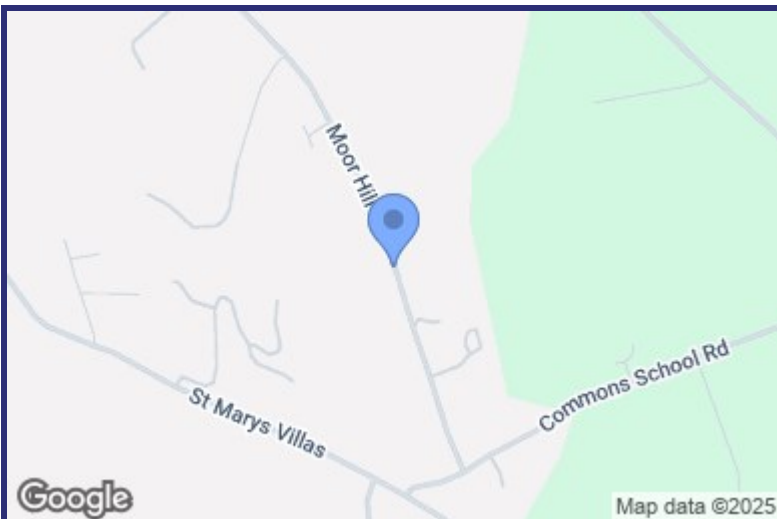
### Bedroom 1

9'2" x 8'6" (2.81m x 2.60m )

### Bedroom 2

9'2" x 7'10" (2.81m x 2.40m )

### EXTERNAL



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	<b>67</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



## Floor Plan

GROUND FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA: 676 sq.ft. (62.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 here 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...*



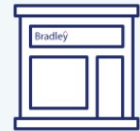
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