



44 Bavan Road

Mayobridge, Newry, BT34 2HS

Offers Over £444,950

Located in the highly desirable Bavan Road area of Mayobridge, this delightful home offers an exceptional opportunity for buyers seeking a peaceful setting with easy access to everyday conveniences. Whether you're a family looking to settle down or an individual in search of a comfortable retreat, this property blends charm, space, and practicality.

Mayobridge itself has much to offer, with local amenities such as Gorman's Bar, Mayobridge Golf Club, O'Hares Eurospar all within close reach. The area also boasts excellent schools and community facilities, making it a popular choice for families.

One of the key highlights is the impressive two-story garage, complete with a dedicated office space. Perfect for remote working, creative pursuits, or simply as additional storage, this flexible area adds significant value and functionality to the property.

Conveniently situated, the property is just a 10-minute drive from Newry, offering access to major shopping and transport links. For those commuting further afield, Belfast is approximately one hour away by car, while Dublin can be reached in around 90 minutes—ideal for those who travel regularly for work or leisure.

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- Detached property with garage
- Rural setting
- Office to rear with separate entrance
- Gated entrance
- Oil Fired Central Heating
- No further outlay required
- Gardens to front of property
- Double glazing

GROUND FLOOR

Entrance Hall:
18'0" x 5'10" (5.51m x 1.79m)

Living Room:
13'1" x 17'8" (4.01m x 5.40m)

Reception Room:
12'6" x 9'7" (3.83m x 2.94m)

Kitchen/Dining:
30'7" x 16'5" (9.34m x 5.02m)

Utility:
9'10" x 8'2" (3.01m x 2.50m)

W.C:
6'8" x 2'9" (2.05m x 0.86m)

Bedroom 1/ Gym:
12'6" x 10'6" (3.83m x 3.21m)

FIRST FLOOR

Bedroom 2:
12'6" x 12'1" (3.83m x 3.70m)

Bedroom 3:
9'2" x 12'4" (2.80m x 3.78m)

Bathroom:
10'11" x 7'1" (3.34m x 2.18m)

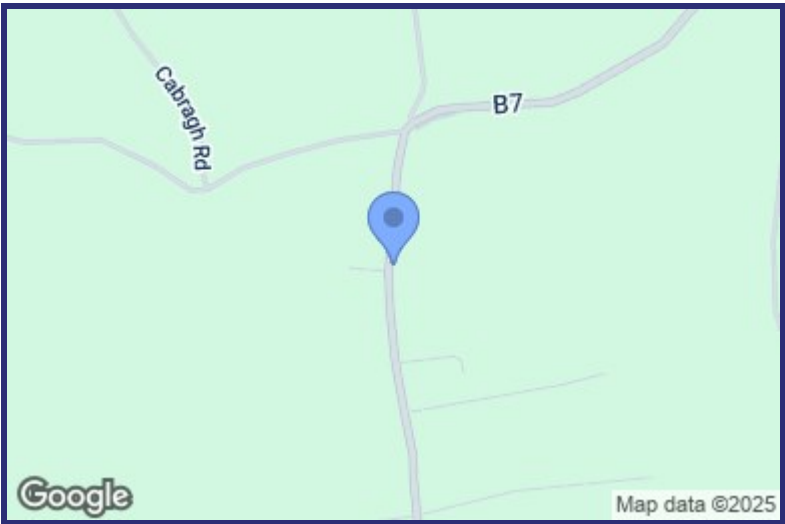
Bedroom 4:
12'4" x 11'6" (3.77m x 3.53m)

Master bedroom:
12'4" x 12'11" (3.77m x 3.95m)

Ensuite:
5'9" x 7'1" (1.77 x 2.18)

Office:
24'9" x 17'1" (7.55m x 5.23m)

Exterior

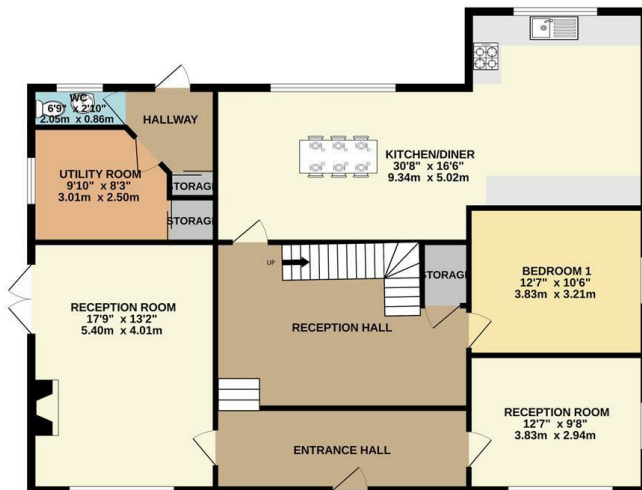


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

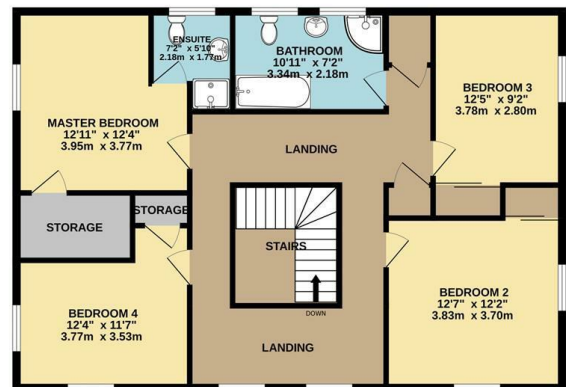


Floor Plan

GROUND FLOOR
1321 sq.ft. (122.7 sq.m.) approx.



1ST FLOOR
1046 sq.ft. (97.2 sq.m.) approx.



TOTAL FLOOR AREA : 2367 sq.ft. (219.9 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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