



## 31 Damolly Village

, Newry, BT34 1PY

Guide price £95,000

We are delighted to bring this cottage style, 2 bedroom mid terrace house to market. Located in Damolly Village, Newry, this idyllic property is close to all main road networks and local amenities. Offering an abundance of potential, 31 Damolly Village would be ideal for First Time Buyers and Investors alike. Accommodation comprises of Living room and kitchen on the ground floor, with two bedrooms and bathroom on the first floor.

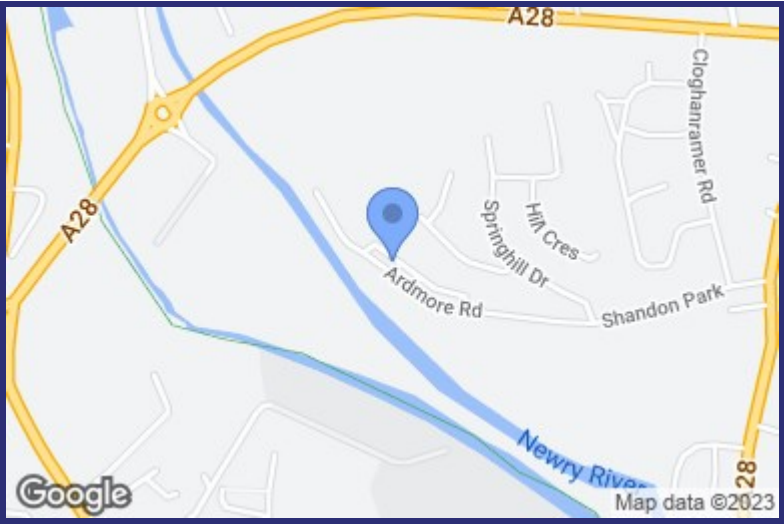
Viewings strictly by appointment only. Contact our Newry office on (028) 300 50633.

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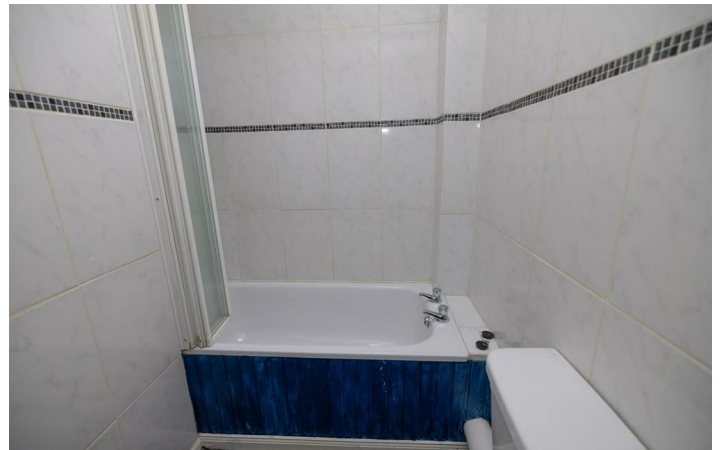
## ACCOMMODATION



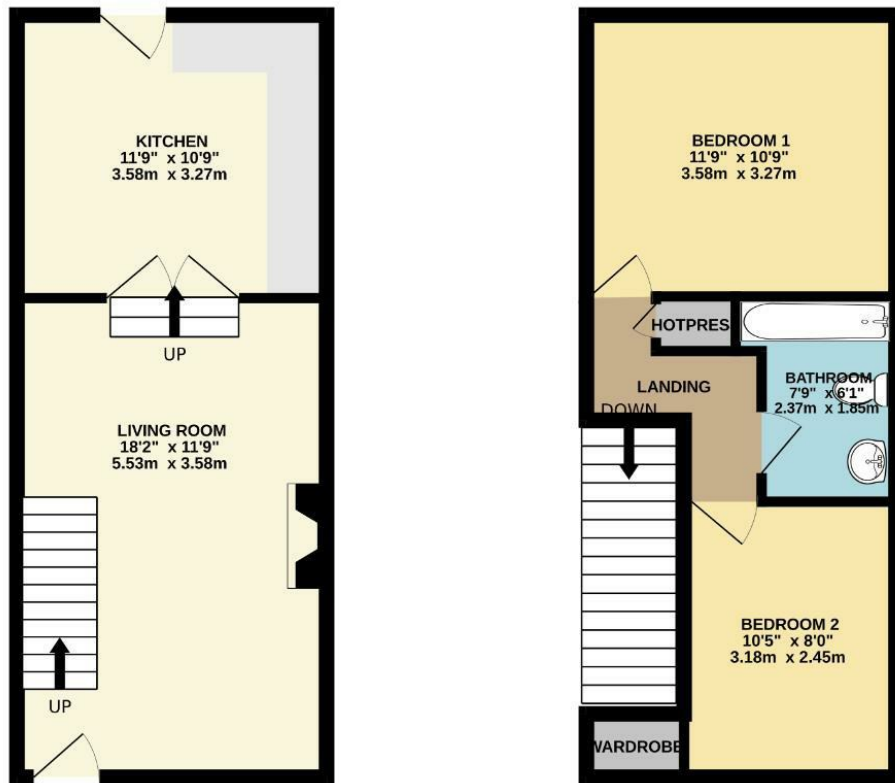
Energy Efficiency Rating

	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



TOTAL FLOOR AREA : 632 sq.ft. (58.7 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.  
Made with Metapic 6/2023

*We look forward to working with you...*



*We get there together*

Our experienced and trusted team have assisted 1000's of people with buying, selling and letting.



*We're here for you*

Client care is at the very heart of what we do. We will guide and support you every step of the way.



*Always close by*

With multiple offices and a leading marketing team, we will make sure that you get the very best result.

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