



22 Mullanstown  
Mullaghbawn, Newry, BT35 9EX  
**Asking Price £129,950**





## 22 Mullanstown, Mullaghbawn, Newry, BT35 9EX

This is a great opportunity to purchase a spacious chain free property that offers a good rental yield or would make a superb first time buy. With local amenities on your door step to include, Primary School, GP Surgery and bus route this is property is situated in a close knit and and convenient location to live.

Downstairs comprises of a spacious living room with excellent natural light and a feature fireplace, a separate kitchen / dinning area.

On the first floor are two well-proportioned bedrooms - one with built in robe - and family bathroom with a three piece suite. Externally there is a off street parking offering privacy from the pavement and an enclosed rear garden with space to relax and unwind.

Mullanstown is located just off the Maphoner Road and offers easy access to Newry City, Dundalk and arterial routes.



### Entrance Hall

### Living Room

14'5" x 11'1" (4.4m x 3.4m)  
Laminated wood flooring,  
open fire.

### Kitchen / Dining Room

14'5" x 9'10" (4.4m x 3.0m)  
Laminated flooring.



### Bedroom 1

9'6" x 7'6" (2.9m x 2.3m)  
Laminated flooring

### Bedroom 2

14'1" x 11'1" (4.3m x 3.4m)  
Carpet flooring, built in  
robe.



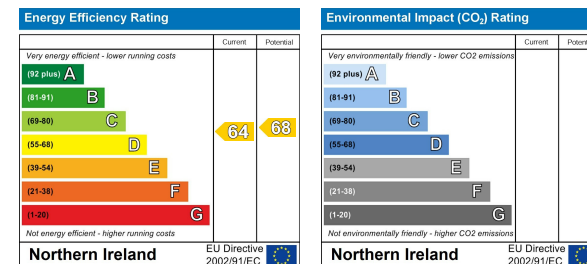
### Bathroom

6'2" x 7'2" (1.9m x 2.2m)  
Tiled flooring, three piece  
white suite comprising  
w.c, wash hand basin  
and bath tub, including  
mixer taps.

### Area Map



### Energy Efficiency Graph



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