



62 Chestnut Grove , Newry, BT34 1JL

Offers Over £225,000

Nestled in the desirable Chestnut Grove development in Newry, this charming detached bungalow offers the perfect blend of comfort and convenience. Boasting two reception rooms, four bedrooms, and two bathrooms across 1,379 sq ft, 62 Chestnut Grove provides ample space for a growing family.

Situated in one of Newry's most sought-after residential areas, this home is ideal for those seeking easy access to the A1/M1 dual carriageway between Belfast and Dublin, as well as, a host of nearby schools to include Sacred Heart Grammar, Abbey CBS, Newry High and St Ronan's Primary. The convenience of this location cannot be overstated, with all city centre and community amenities just a few minutes away.

62 Chestnut Grove is situated on a generous corner plot, offering extensive outdoor areas for relaxation and entertainment. The south-facing rear patio is a sun-soaked haven throughout the day, perfect for enjoying a morning coffee or hosting summer gatherings late into the evening.

62 Chestnut Grove

, Newry, BT34 1JL



- *Exceptional Family Home in Highly Desirable and Convenient Location*
- *Detached Garage*
- *Ample Outdoor Space*
- *Oil Fired Central Heating with Rayburn Combi Boiler/ Stove*
- *4 Bedrooms*
- *uPVC Double Glazed Windows and Doors*
- *2 Bath/ Shower Rooms*

Hallway

Living Room

15'2" x 13'3" (4.64m x 4.05m)

Kitchen/ Dining

22'9" x 10'5" (6.94m x 3.20m)

Conservatory

11'4" x 10'8" (3.47m x 3.26m)

Utility Room

8'1" x 3'2" (2.48m x 0.98m)

Family Bathroom

8'7" x 7'5" (2.62m x 2.27m)

Master Bedroom

17'4" x 10'0" (5.29m x 3.05m)

Ensuite

6'9" x 6'5" (2.07m x 1.96m)

Bedroom 2

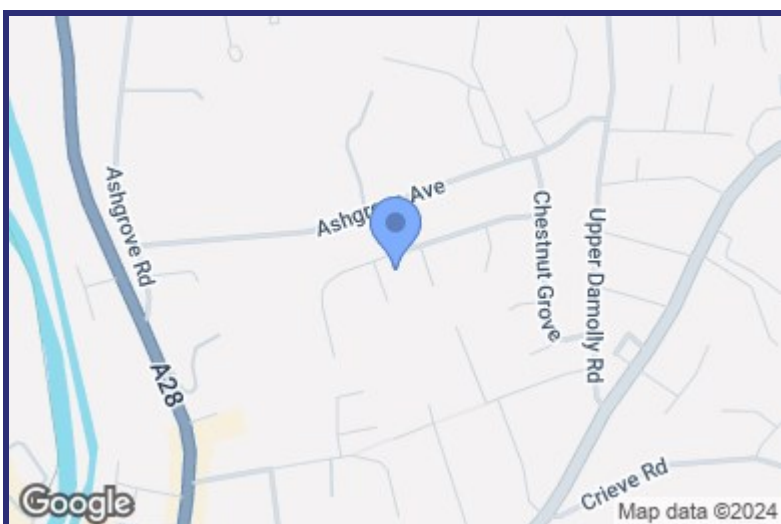
12'11" x 11'8" (3.94m x 3.56m)

Bedroom 3

12'11" x 8'1" (3.94m x 2.48m)

Bedroom 4

9'10" x 8'3" (3.02m x 2.52m)

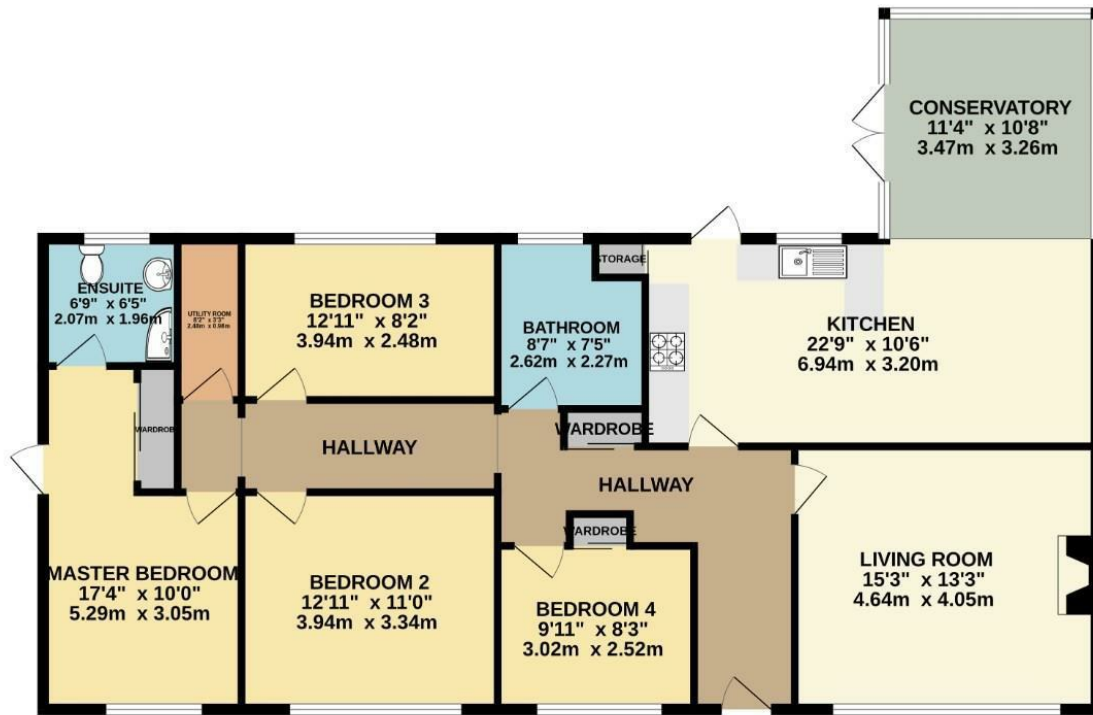


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		57
(39-54) E	29	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



Floor Plan

GROUND FLOOR
1379 sq.ft. (128.1 sq.m.) approx.



TOTAL FLOOR AREA: 1379 sq.ft. (128.1 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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