

19 Chapel Hill , Newry, BT34 2EL

Offers Over £185,000

Tucked away in the charming Chapel Hill development in Newry, this delightful semi-detached house was newly built in 2018. Upon entering, you'll be welcomed by a warm and inviting ambiance, perfect for creating lasting memories with loved ones.

The property features an open plan kitchen/dinning area and spacious reception room, ideal for entertaining or simply relaxing after a long day. With three cozy bedrooms, there is ample space for the entire family to unwind. The ground floor W.C alongside the generous family bathroom at first floor provide convenience and comfort for all.

Situated in a tranquil area, this home offers a peaceful escape from the hustle and bustle of daily life, while still being within walking distance of all local amenities. Picture yourself enjoying your morning coffee in the lovely South West facing garden or hosting summer barbecues with friends— the possibilities are endless.

Don't miss the chance to make this house your home. Whether you're looking to settle down or invest in a property with great potential, this semi-detached house in Chapel Hill is sure to impress. Schedule a viewing today and start imagining the wonderful life that awaits you in this beautiful space.

19 Chapel Hill

, Newry, BT34 2EL



- Newly Built in 2018
- UPVC Windows and Doors
- Immaculately Presented
- Double Outdoor Socket and Tap
- 'B' Energy Rating
- UPVC Fascia, Soffit and Dry Verge
- Fully Floored Attic With Pull Down Ladder
- Gas Fired Heating
- Desirable Corner Site
- Utility Shed

ADDITIONAL INFORMATION

Accommodation in Brief:

GROUND FLOOR

Entrance Hallway

Living Room

17'3" x 12'0" (5.26m x 3.68m)

Kitchen

13'1" x 19'6" (4.0m x 5.95m)

FIRST FLOOR

Bedroom 1

11'4" x 10'7" (3.47m x 3.23m)

Bedroom 2

11'10" x 10'3" (3.63m x 3.14m)

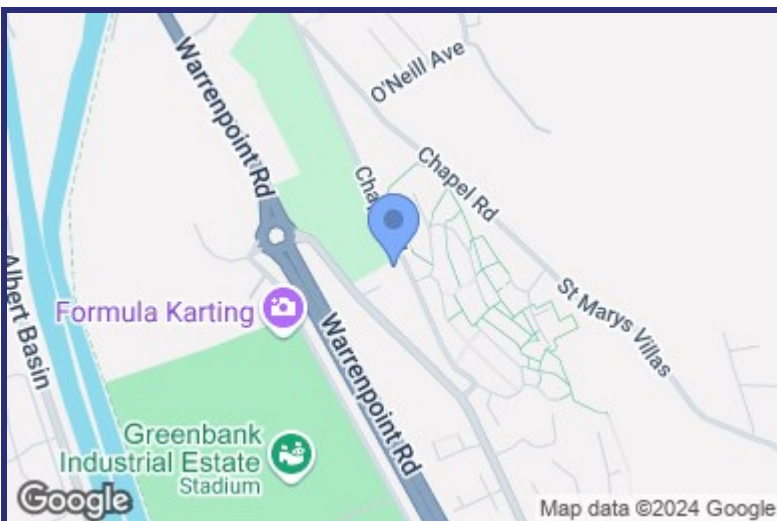
Bedroom 3

8'9" x 11'11" (2.68m x 3.65m)

Bathroom

7'5" x 8'6" (2.28m x 2.60)

EXTERIOR

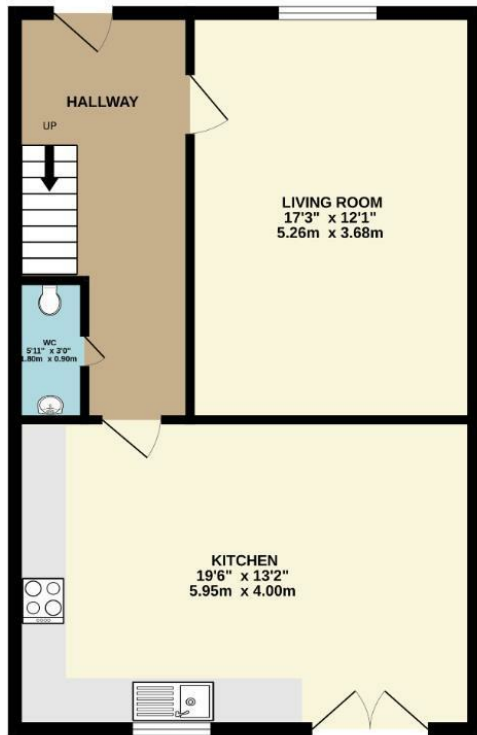


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

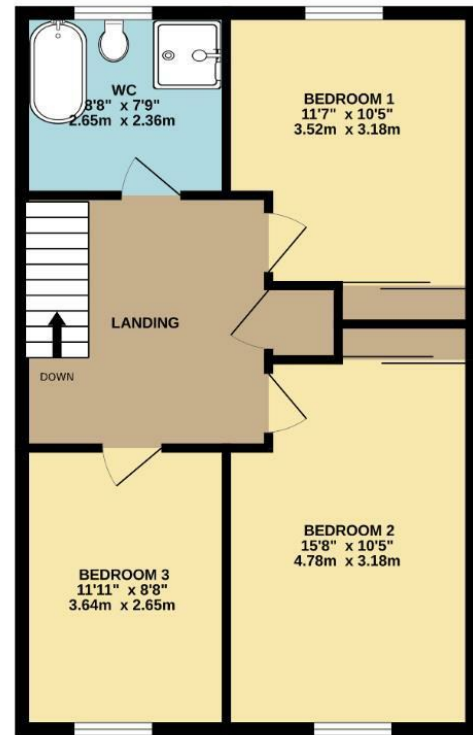


Floor Plan

GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA: 1175 sq.ft. (109.1 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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