

**89 O'Neill Avenue**  
, Newry, BT34 2DY

**Offers Over £119,950**

Welcome to the inviting 89 O'Neill Avenue, Newry - a charming location perfect for those seeking a cozy home in a lovely community. This delightful 3-bedroom house is ideal for first-time buyers & families with comfort in mind, providing a peaceful retreat for everyone. Situated within walking distance to local amenities, convenience is at your doorstep.

This beautiful property boasts a 2-storey end terrace, providing ample space for comfortable living. Whether you want to unwind in the inviting living room, become a master chef in the kitchen or chill out in the relaxing bedrooms comfort in mind, providing a peaceful retreat for everyone, this house has everything you could need.

Don't miss out on this charming family home and book your place in this welcoming community.

# 89 O'neill Avenue

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- Secure rear garden
- 3 bed end terrace property
- PVC Windows
- Oil central heating
- Storage shed
- Located within walking distance of Newry City centre

## ADDITIONAL INFORMATION

### Accommodation in Brief:

### GROUND FLOOR

#### Entrance Hall

#### Living Room

10'7" x 12'11" (3.25m x 3.96m)

#### Kitchen

10'7" x 12'11" (3.25m x 3.96m)

#### Bedroom 3

5'11" x 12'11" (1.81m x 3.96m)

#### Downstairs WC

2'7" x 4'8" (0.81m x 1.44m)

### FIRST FLOOR

#### Bedroom 1

12'5" x 9'2" (3.81m x 2.80m)

#### Bedroom 2

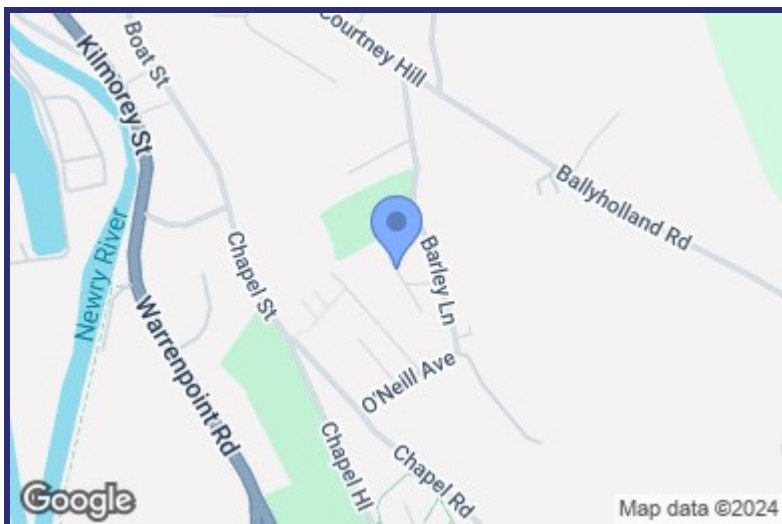
9'1" x 10'6" (2.78m x 3.21m)

#### Bathroom

7'5" x 7'8" (2.28m x 2.36m)

#### Rear garden

#### Front Garden



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	40	63
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



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