

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.

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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

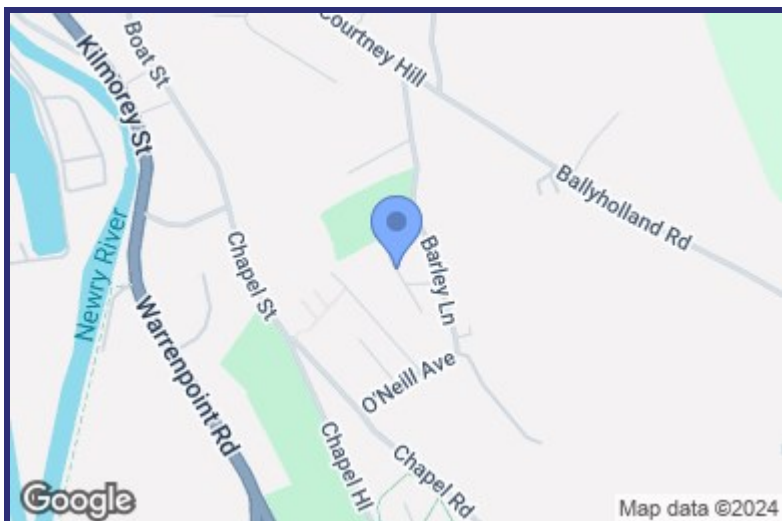
9'1" x 10'6" (2.78m x 3.21m)

Bathroom

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

Rear garden

Front Garden

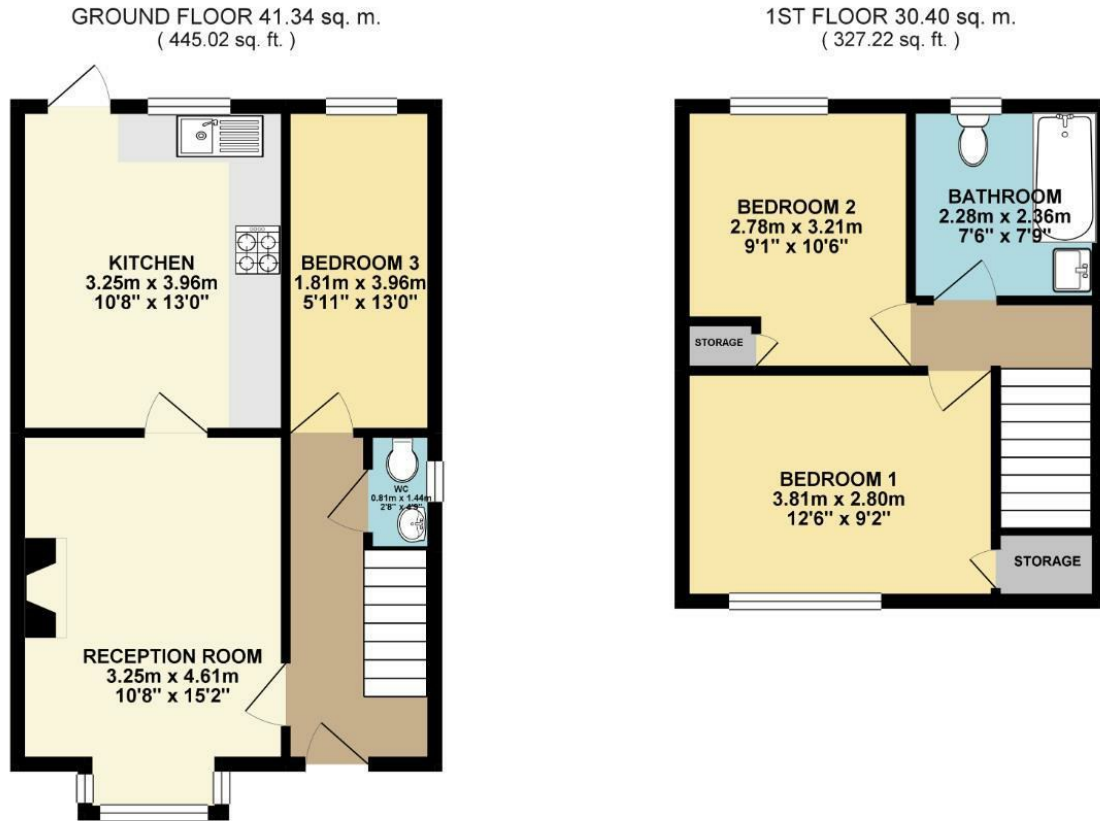


Energy Efficiency Rating

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



Floor Plan



TOTAL FLOOR AREA : 71.74 sq. m. (772.23 sq. ft.) 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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Newry:
30 Monaghan Street, Newry, Co.Down, BT35 6AA
T: 028 300 50633 E: newry@bradleyni.com

Warrenpoint:
25 Duke Street, Warrenpoint, Co.Down, BT34 3JY
T: 028 417 73777 E: warrenpoint@bradleyni.com

Rostrevor:
14 Bridge Street, Rostrevor, Co.Down, BT34 3BG
T: 028 417 39999 E: rostrevor@bradleyni.com

Belfast:
55-59 Adelaide Street, Belfast, Co.Antrim, BT2 8FE
T: 028 962 09909 E: belfast@bradleyni.com

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