

7 Carraig Mhuire , Newry, BT34 2GD

Offers Over £174,950

Nestled in the charming area of Carraig Mhuire, Newry, this delightful house offers a perfect blend of comfort and convenience. With three bedrooms, this property is ideal for first time buyers or investors. The house features a welcoming reception room, providing a warm and inviting atmosphere for both relaxation and entertaining.

The property boasts two modern bathrooms, One on the ground floor under the stairs and the other on the first floor. The thoughtful layout maximises space and functionality, making it a practical choice for everyday living.

One of the standout features of this home is its prime location. Situated within walking distance to local amenities, residents will enjoy easy access to shops, schools, and recreational facilities. Additionally, the property is conveniently located near the motorway, providing swift connections to both Belfast and Dublin, making it an excellent choice for commuters.

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, Newry, BT34 2GD



- PVC Double Glazed Windows
- Outdoor Tap
- Off Street Parking
- PVC Fascia and Soffit
- Oil Fired Central Heating

ADDITIONAL INFORMATION

Accommodation in brief

GROUND FLOOR

Entrance Hallway

Living Room

13'1" x 9'10" (4.01m x 3.02m)

Kitchen

16'1" x 10'0" (4.92m x 3.06m)

FIRST FLOOR

Bedroom 1

12'2" x 9'2" (3.71m x 2.80m)

Bedroom 2

10'11" x 9'2" (3.35m x 2.80m)

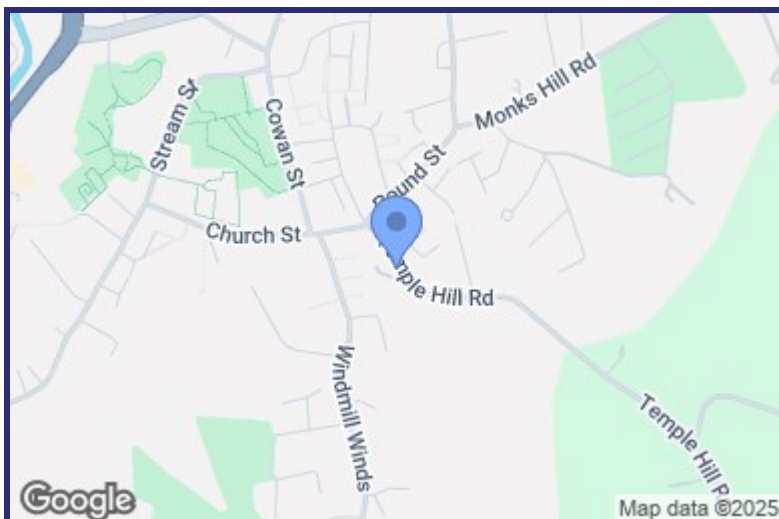
Bedroom 3

7'6" x 6'7" (2.30m x 2.01m)

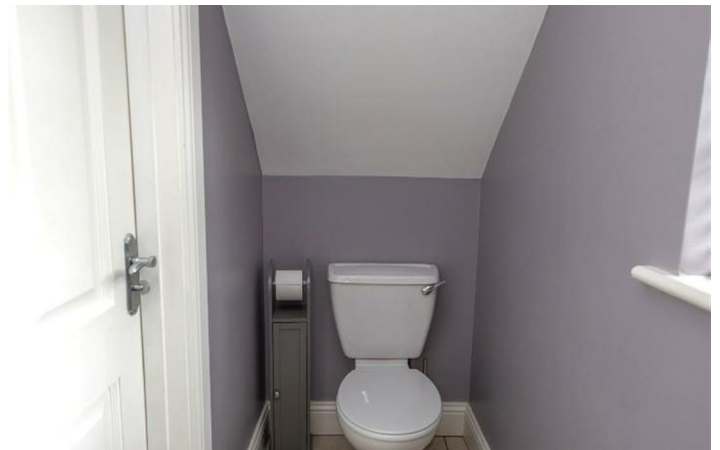
Bathroom

7'6" x 5'9" (2.30m x 1.76m)

EXTERIOR

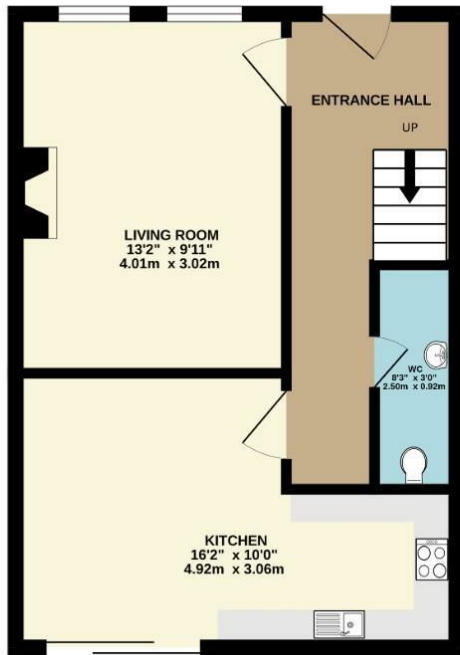


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

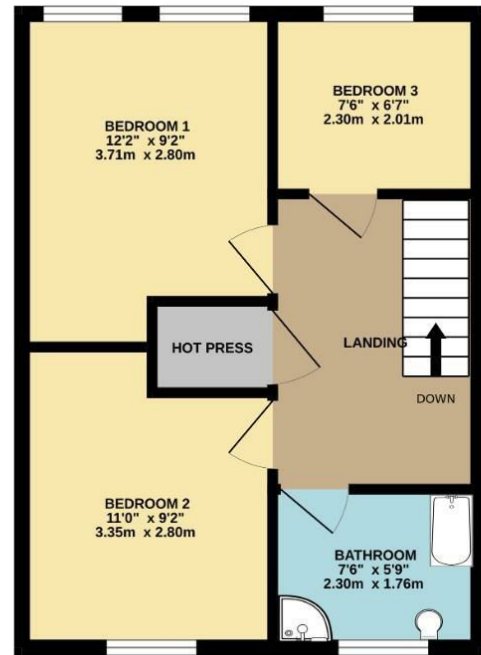


Floor Plan

GROUND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.4 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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We look forward to working with you...



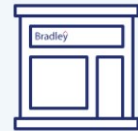
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