



99 Chapel View  
Crossmaglen, Newry, BT35 9DF  
**Asking Price £229,950**





# 99 Chapel View, Crossmaglen, Newry, BT35 9DF

EXPECTED COMPLETION - AUGUST 2025

## Location

Crossmaglen is ideally situated along the Louth Monaghan border. It is one of the last remaining market towns in the region with a superb range of shops and business catering for every need. Cardinal O'Fiaich Square is a central focus within the bustling town centre.

The four main towns in the area, Newry, Castleblaney, Dundalk and Carrickmacross are within close proximity. The main Belfast to Dublin motorway and train link is only a short distance away.

## The Development

Chapel View is a range of beautiful homes that will offer the latest in modern living and is destined to be the most sought after address in Crossmaglen. Each home will be finished to the highest of standards.

The site layout has been designed to maximise all available space therefore offering ample gardens and parking to each home.

## Turnkey

The Chapel View turnkey specification enables purchasers to tailor their house to suit their own unique style and includes; internal doors, skirting and architraves, wooden flooring, carpeting, wall and floor tiles, fireplaces, kitchen appliances and a fitted kitchen (doors, handles and work tops).



### Living Room

11'4" x 13'11" (3.46m x 4.25)

### Kitchen / Dining Room

11'4" x 15'1" (3.46m x 4.61m)

### Utility Room

6'4" x 7'6" (1.95m x 2.31m)

### Bedroom 1

11'6" x 11'8" (3.51m x 3.56m)

En - suite: 2.81m x 0.90m

### Bedroom 2

9'2" x 14'1" (2.80m x 4.30m)

### Bedroom 3

8'6" x 10'9" (2.60m x 3.30m)

### Bathroom

6'2" x 8'6" (1.90m x 2.60m)

### W.C

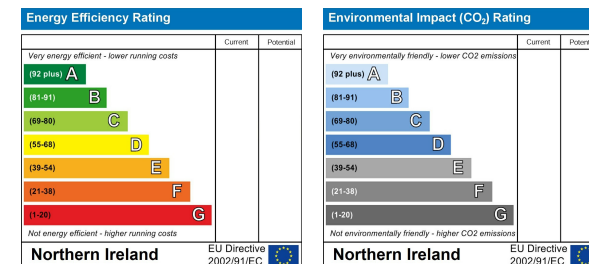
6'4" x 3'9" (1.95m x 1.15m)



## Area Map



## Energy Efficiency Graph



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