



29 Woodhill , Newry, BT35 8DP

Offers Over £184,950

Residing in the sought-after area of Woodhill, Newry, this delightful home offers a rare opportunity to step onto the property ladder or settle into a well-connected, welcoming community. With three generously sized bedrooms, this house provides versatile living space perfectly suited to first-time buyers, young families, or professionals.

The property features a spacious reception room, ideal for relaxing evenings or entertaining guests. Thoughtfully designed, the home balances comfort and practicality throughout.

One of the standout advantages of this property is its exceptional location — situated right beside Daisy Hill Hospital and within walking distance of Newry city centre. Residents can enjoy convenient access to a wide range of local amenities, including shops, restaurants, and leisure facilities.

Commuters will also appreciate the excellent transport links, with easy access to the motorway connecting to Belfast and Dublin, offering the perfect balance of urban access and suburban tranquility.

With its blend of space, convenience, and charm, this property is more than just a house — it's the beginning of your next chapter.

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, Newry, BT35 8DP



- Off street parking
- Outside tap
- Security Alarm
- Oil central heating
- located within walking distance of Newry city centre and Daisy Hill hospital
- PVC Double Glazed windows
- Large storage shed

ADDITIONAL INFORMATION

Accommodation in Brief

GROUND FLOOR

Hallway

5'10" x 18'5" (1.8m x 5.63m)

Living room

12'11" x 15'5" (3.95m x 4.72m)

Kitchen

18'10" x 10'1" (5.75m x 3.09m)

Conservatory

10'7" x 12'2" (3.23m x 3.72m)

FIRST FLOOR

Landing

9'1" x 7'7" (2.78m x 2.32m)

Bedroom 1

9'1" x 9'1" (2.78m x 2.78m)

Bedroom 2

9'8" x 13'4" (2.97m x 4.07m)

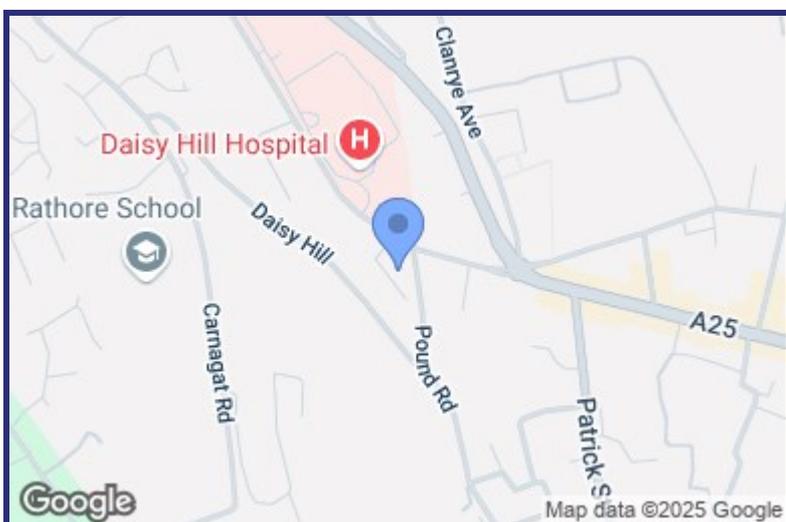
Bedroom 3

9'8" x 12'4" (2.97m x 3.78m)

Bathroom

9'1" x 9'0" (2.78m x 2.75m)

EXTERIOR

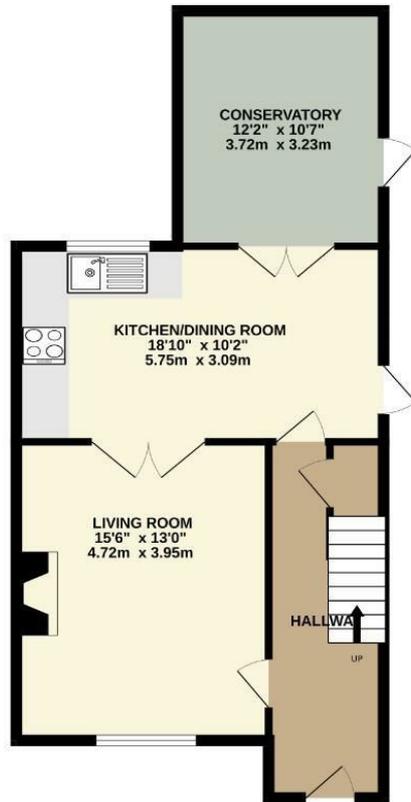


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	62
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

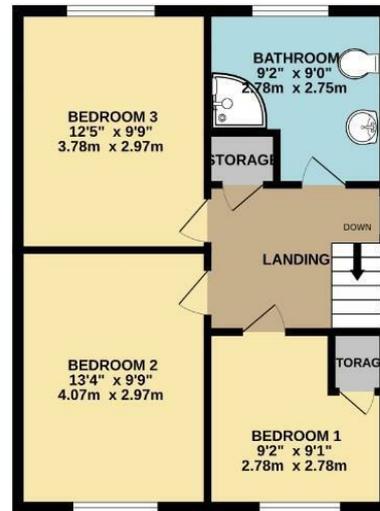


Floor Plan

GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR
486 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA: 1108 sq.ft. (102.9 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...



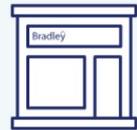
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