

## 83 Carney Hall , Newry, BT34 1GB

**Offers Over £189,950**

\*\*\*\*\* CLOSING DATE FOR OFFERS 6TH JUNE @12 NOON \*\*\*\*\*

Situated 1 mile from Newry City Centre in the residential area of Carney Hall, Newry, this delightful house presents an excellent opportunity for those seeking a comfortable family home. The property boasts a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings with loved ones.

With three spacious bedrooms, Large Reception room and Kitchen there is ample room for family members or guests, ensuring everyone has their own private space.

This house is ideally located for those who appreciate a blend of comfort and practicality, making it a wonderful choice for families or young professionals alike. The nearby area of Newry offers a vibrant community atmosphere, with local amenities and access to transportation links, enhancing the appeal of this property.

# 83 Carney Hall

, Newry, BT34 1GB



- Oil Fired Heating
  - Spacious bedrooms
- Semi Detached
- Secure rear garden

## ADDITIONAL INFORMATION

### Accommodation in brief

### GROUND FLOOR

#### Entrance Hall

6'5" x 14'11" (1.98m x 4.56m )

#### Living Room

14'2" x 19'3" (4.32m x 5.88m )

#### Kitchen

17'9" x 11'5" (5.43m x 3.49m)

### FIRST FLOOR

#### Bedroom 1

17'9" x 12'6" (5.43m x 3.83m )

#### Bedroom 2

10'6" x 8'5" (3.22m x 2.58m )

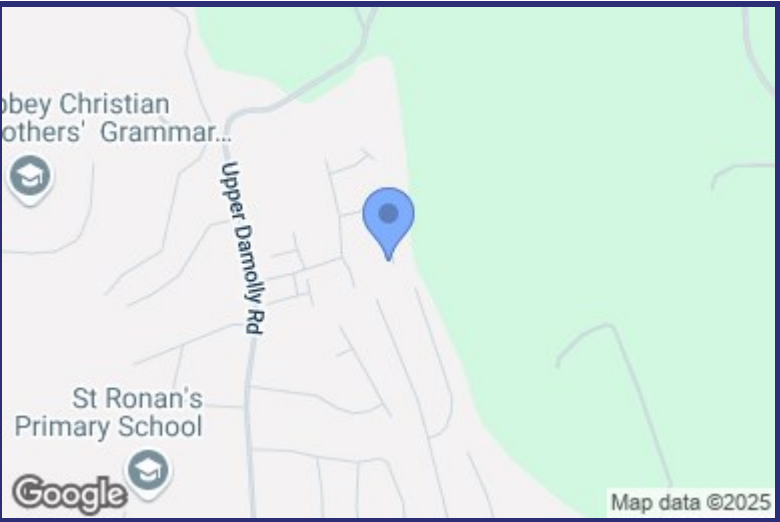
#### Bedroom 3

10'7" x 11'5" (3.23m x 3.49m )

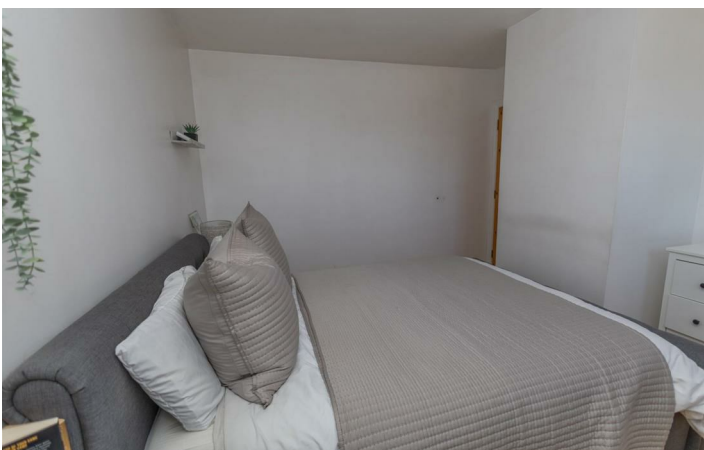
#### Bathroom

7'2" x 9'3" (2.20m x 2.84m )

### EXTERIOR

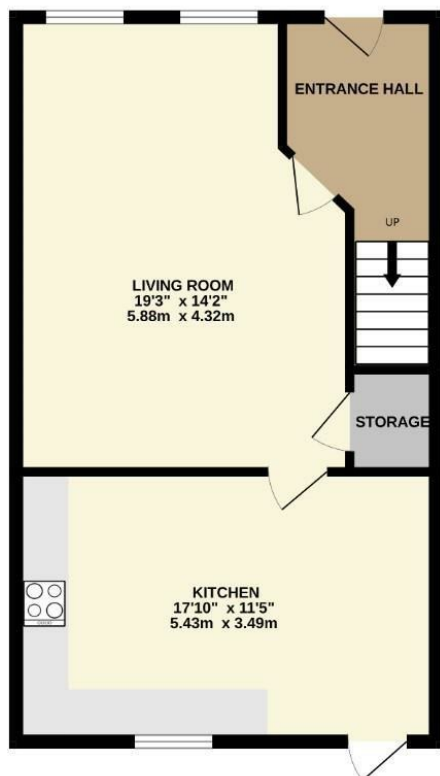


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

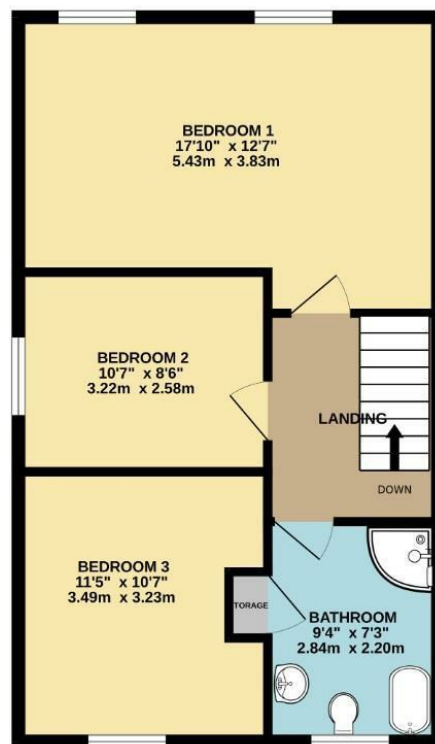


## Floor Plan

GROUND FLOOR  
547 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR  
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 1094 sq.ft. (101.6 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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