

## 2 Carraigh Dua Heights

Belleeks, Newry, BT35 7LN

**Guide Price £234,950**

Tucked away in the peaceful Carraig Dua Heights development in Belleeks, this lovely detached bungalow offers the perfect mix of comfort, space, and convenience. With three generously sized bedrooms, it's a great fit for families or anyone looking for a quiet place to call home.

The heart of the house is a bright and spacious reception room—ideal for relaxing evenings or spending time with friends and family. The property also features a modern bathroom, providing both comfort and practicality for everyday living.

The layout flows nicely, giving the home a bright and open feel throughout. Set in a quiet, rural area with lovely views, it's a great spot for anyone who enjoys being close to nature and living life at a more relaxed pace.

Set in a welcoming community, the location offers easy access to local amenities and main transport routes, so you're never too far from what you need.

All in all, this charming bungalow in Carraig Dua Heights is a fantastic opportunity to enjoy comfortable living in a beautiful part of South Armagh. It's the kind of place you'll be glad to come home to.

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- Off Street Parking
- Double Glazed Windows
- Oil Fired Heating

## ADDITIONAL INFORMATION

### Accommodation in brief

#### Entrance Hall

#### Living Room

13'4" x 12'2" (4.08m x 3.72m )

#### Kitchen

14'9" x 12'2" (4.52m x 3.72m )

#### Utility

8'7" x 5'2" (2.62m x 1.58m )

#### Bedroom 1

13'10" x 13'2" (4.24m x 4.02m )

#### Bedroom 2

11'8" x 9'4" (3.58m x 2.85m )

#### Bedroom 3

9'4" x 8'9" (2.85m x 2.68m )

#### Bathroom

8'7" x 7'4" (2.62m x 2.25m )



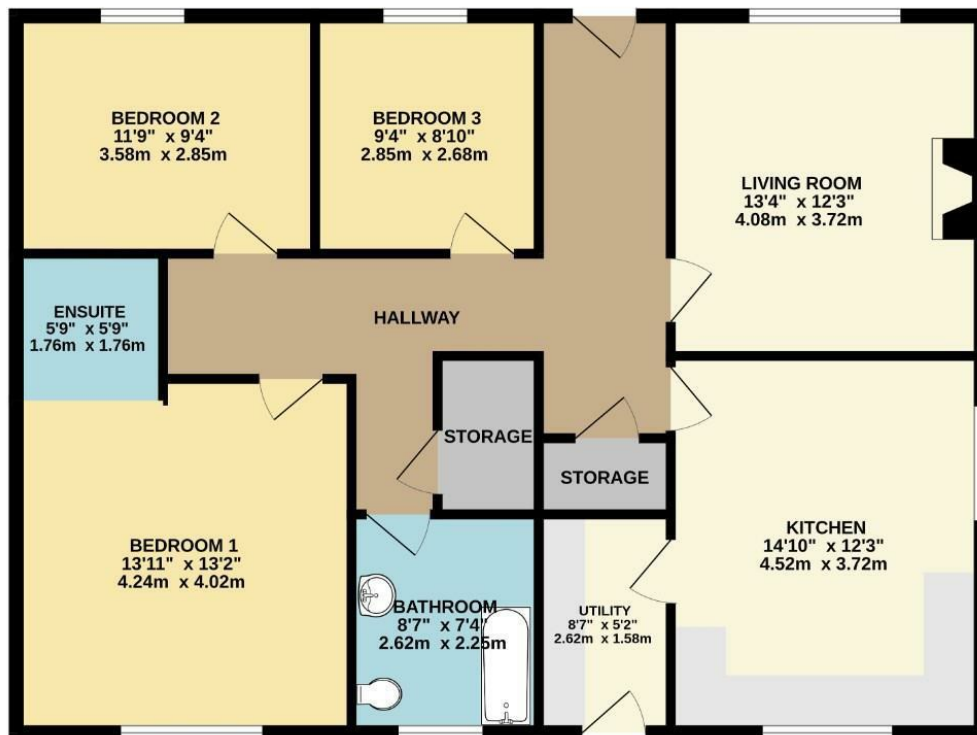
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	49	71
Northern Ireland		EU Directive 2002/91/EC





## Floor Plan

GROUND FLOOR  
1064 sq.ft. (98.9 sq.m.) approx.



TOTAL FLOOR AREA: 1064 sq.ft. (98.9 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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30 Monaghan Street, Newry, Co.Down, BT35 6AA  
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**Warrenpoint:**  
25 Duke Street, Warrenpoint, Co.Down, BT34 3JY  
T: 028 417 73777 E: warrenpoint@bradleyini.com

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

**Belfast:**  
55-59 Adelaide Street, Belfast, Co.Antrim, BT2 8FE  
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