



69 Tobar Blinne

Killeavy, Newry, BT35 8WP

Offers Over £219,950

Tucked away in the peaceful Tobar Blinne area of Killeavy, Newry, this lovely home combines modern living with a quiet, countryside feel.

Inside, you'll find three well-sized bedrooms, including a spacious master with its own ensuite — perfect for a bit of privacy and comfort. Whether you're starting a family, upsizing, or just need more space, this home fits the bill.

The bright and cosy reception room offers a great spot to unwind or host friends, while the two bathrooms make daily life that little bit easier for everyone.

Set in the scenic Killeavy area, the home offers a quiet, relaxed setting without sacrificing easy access to shops, schools, and transport connections with only being a 10 minute drive from the A1 and approximately 1 hour from Belfast and Dublin.

This is more than just a house — it's a place you can truly settle into. Ideal for first-time buyers or anyone ready for a change of pace, it's a home that's ready to welcome you.

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- Off street Parking
 - High Energy Efficiency (EPC - B 85)
- Oil Central Heating
 - En-suite
- Secure Rear Garden
 - Hive Heating System

SUMMARY

Accommodation In Brief

GROUND FLOOR

Entrance Hall
5'8" x 17'6" (1.73m x 5.34m)

Living Room
11'8" x 14'3" (3.57m x 4.35m)

Kitchen
11'8" x 13'10" (3.57m x 4.23m)

W.C
5'8" x 6'0" (1.73m x 1.85m)

FIRST FLOOR

Bedroom 1
10'6" x 13'10" (3.22m x 4.23m)

Ensuite
7'8" x 2'11" (2.36m x 0.90)

Bedroom 2
10'6" x 10'6" (3.22m x 3.21m)

Bedroom 3
6'9" x 10'0" (2.08m x 3.07m)

Bathroom
6'9" x 6'10" (2.08m x 2.09m)

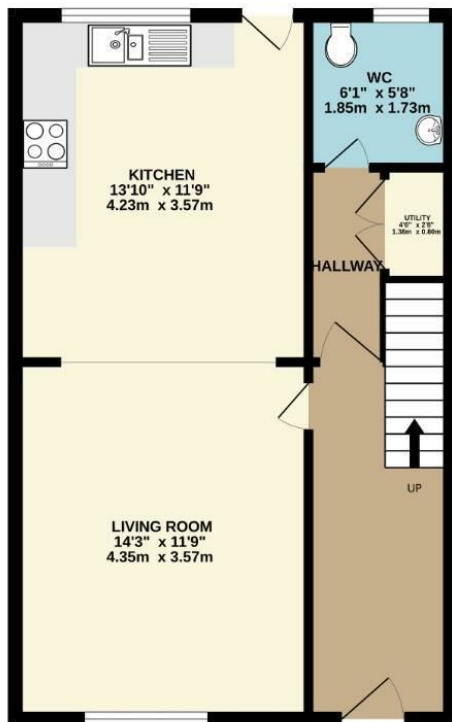


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

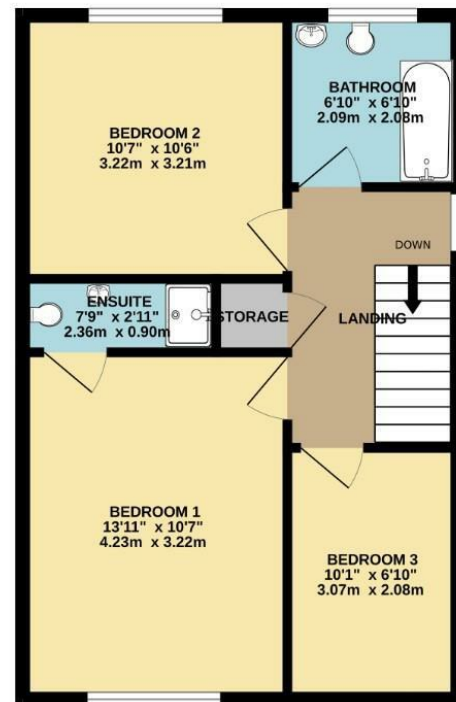


Floor Plan

GROUND FLOOR
489 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 965 sq.ft. (89.7 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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