

## 14 Chapel Hill Mews

Mayobridge, Newry, BT34 2GZ

Asking Price £170,000

Nestled in the charming village of Mayobridge, Chapel Hill Mews presents an exceptional opportunity to acquire a delightful end-terrace house. This property boasts a prime central location, conveniently situated near local shops.

Spanning over three storeys, this residence offers ample space. The ground floor features a welcoming reception room. The layout is thoughtfully designed to maximise comfort and functionality.

The property comprises four well-proportioned bedrooms, providing plenty of room for a growing family or the option to create a home office or guest room. The single bathroom is conveniently located, ensuring ease of access for all residents.

Chapel Hill Mews is not just a house; it is a home that offers a blend of modern living with the charm of village life. With its proximity to local amenities and the picturesque surroundings of Newry, this property is ideal

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- Oil fired central heating
- Double glazing throughout
- Large enclosed rear garden
- Convenient location
- White panel internal doors

Hallway	Bedroom 3
Living Room	17'2 x 10'1 (5.23m x 3.07m)
13'10 x 13'10 (4.22m x 4.22m)	Bedroom 4
Kitchen	12'4 x 10'5 (3.76m x 3.18m)
17'1 x 10 (5.21m x 3.05m)	
Stairway/Landing	
1st Floor	
Bedroom 1	
10'5 x 10 (3.18m x 3.05m)	
Bedroom 2	
13 x 10'5 (3.96m x 3.18m)	
Bathroom	
9'1 x 6'4 (2.77m x 1.93m)	
2nd Floor	



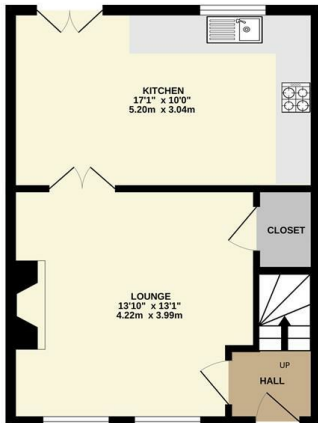
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC



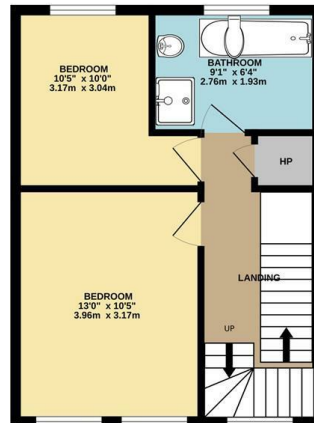


## Floor Plan

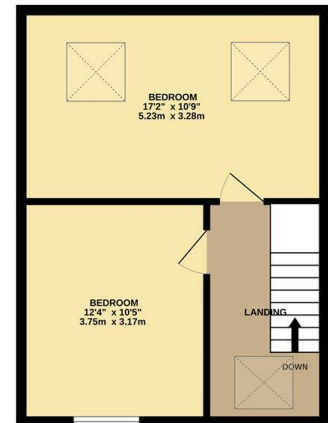
GROUND FLOOR  
389 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



2ND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 1177 sq.ft. (109.4 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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