



6 Glenhill Park, Newry, Newry, BT35 8BU

Offers Over £190,000

- Three Bedroom Detached Bungalow with Detached Garage
- Private Corner Plot
- Open Plan Kitchen/Dining with an Array of High & Low Fitted Units and Integrated Appliances
- Three Well Proportioned Bedrooms with Built-in-Wardrobes
- Oil Fired Central Heating with New Oil Boiler Installed 2021
- Detached Garage (16'1" x 10'5")
- Large Lounge with Wood Burning Stove
- Three Piece Fully Tiled Bathroom Suite
- Within a Five-Minute Walk of Newry City Centre which Provides Local Amenities and Primary Schools as well as Easy Access for Commuters to the A1 Dublin to Belfast Dual carriageway

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			
Northern Ireland		EU Directive 2002/91/EC	

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Hannath Estate Agents are delighted to welcome this three bedroom detached bungalow situated on a private corner with a detached garage. Stepping inside, you'll be greeted to a living room with a wood burning stove, superb open-plan kitchen/dining area boasting an array of high & low fitted units, three further well proportioned bedrooms with built-in-wardrobes & a three piece fully tiled family bathroom suite.

Located off Glen Hill, Newry.



Hallway

10'9" x 4'9"

The hallway offers a bright and welcoming entrance to the home, featuring wood-effect flooring that leads to various rooms. The white walls enhance the natural light.

Lounge

10'10" x 17'0"

This living area is light-filled with expansive windows providing lovely garden views and plenty of natural daylight. Wooden flooring runs underfoot, and a feature wood burning stove adds warmth and character to the room.

Kitchen/Dining

8'10" x 20'1"

The kitchen is practical and spacious, fitted with wood-effect cabinets with black countertops that offer ample work surface. It is fitted with a cooker and an extractor hood, with windows overlooking the garden to let in natural light. The sliding patio doors provide direct access to the rear garden, perfect for indoor-outdoor living.

Master Bedroom

11'7" x 10'6"

This bedroom enjoys good natural light through a wide window and includes built-in mirrored wardrobes that maximise storage while reflecting light around the room. The wooden flooring enhances the warm and inviting atmosphere.

Bedroom Two

10'7" x 9'1"

A bright bedroom with wooden flooring and a large window looking out to the garden.

Bedroom Three

9'9" x 7'6"

This bedroom features carpeted flooring. It benefits from a large window overlooking the garden.

Bathroom

5'6" x 6'8"

The bathroom is neatly presented with tiled walls and floor in a neutral tone. It includes a bath with an overhead electric shower, a pedestal sink, and a toilet, enhanced by a frosted window that provides natural light and ventilation.



Approximate total area⁽¹⁾
1041 ft²
96.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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