

## 16 Hennessy Park , Newry, BT34 2EE

**Offers Over £129,950**

Located in the well-established residential area of Hennessy Park, this 3-bedroom terraced property presents an excellent opportunity for investors, first-time buyers, or anyone seeking a home with strong potential for improvement.

With a practical layout and generously sized rooms, the property offers great scope for modernisation making it ideal as a first step onto the property ladder or as a smart addition to a rental portfolio. Given the strong local demand, it holds real promise as either a long-term investment or a starter home with room to grow.

Hennessy Park is well connected, with the A1 Newry–Dublin motorway just minutes away, and convenient access to the city centre, local schools, and a range of amenities.

Whether you're a first-time buyer ready to make your mark or an investor looking for reliable returns, 16 Hennessy Park delivers value, location, and future potential.

# 16 Hennessy Park

, Newry, BT34 2EE



## ADDITIONAL INFORMATION

### Accommodation in brief

### GROUND FLOOR

#### Hallway

5'1" x 14'9" (1.56m x 4.52m )

#### Living Room

10'11" x 14'9" (3.33m x 4.52m )

#### Kitchen

16'0" x 12'11" (4.89m x 3.95m )

### FIRST FLOOR

#### Bedroom 1

10'0" x 11'8" (3.06m x 3.58m )

#### Bedroom 2

10'0" x 10'6" (3.06m x 3.22m )

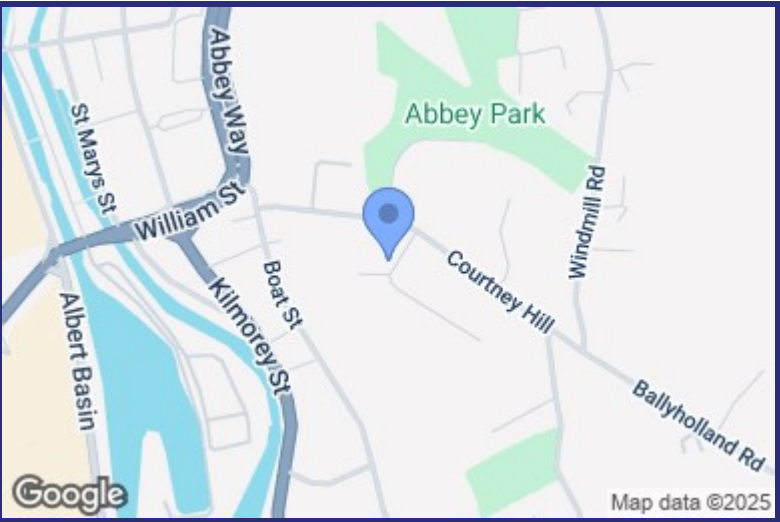
#### Bedroom 3

7'7" x 9'9" (2.32m x 2.99m )

#### Bathroom

5'11" x 7'5" (1.82m x 2.28m )

#### Exterior



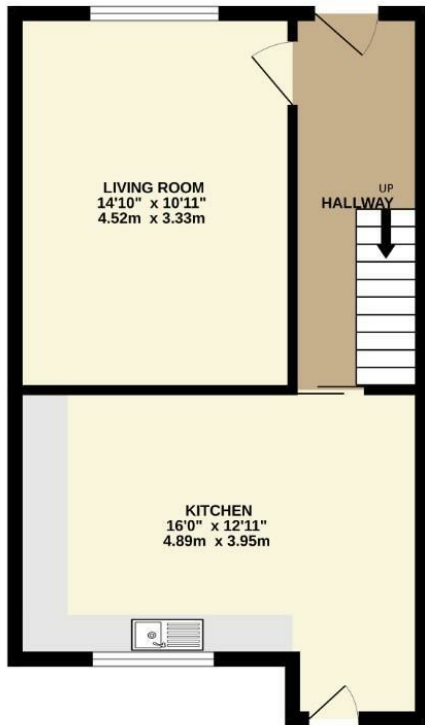
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	75
Northern Ireland		EU Directive 2002/91/EC



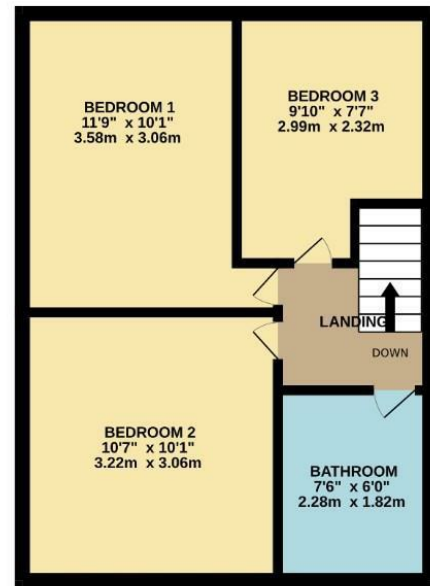


## Floor Plan

GROUND FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR  
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA: 778 sq.ft. (72.2 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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