

## 24 Glenveagh

Hilltown, Newry, BT34 5US

**Offers Over £194,950**

This property offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, the property is ideal for families or those seeking extra space. The layout includes a welcoming reception room, providing a warm and inviting atmosphere for relaxation or entertaining guests.

The house boasts two modern bathrooms, ensuring ample facilities for the household. The semi-dormer design adds character and maximises the living space, making it both practical and appealing.

Outside, you will find spacious gardens that offer a wonderful opportunity for outdoor activities, gardening, or simply enjoying the fresh air. The property also features off-street parking for up to three vehicles, providing convenience and peace of mind.

This home is situated in a friendly neighbourhood, making it a great place to settle down. With its combination of space, comfort, and a lovely garden, this semi-detached house in Glenveagh is a fantastic opportunity for anyone looking to make a new home in the Hilltown area.

# 24 Glenveagh

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- *Desireable location*
- *Oil Fired Central Heating*
- *Double Glazing*
- *Window Blinds included*
- *No further outlay required*
- *Off Street Parking*

Entrance Hall	Shower Room
Living Room	9'8" x 6'3" (2.95 x 1.91)
17'6" x 11'9" (5.34 x 3.6)	Bedroom 2
Bathroom	15'6" x 13'1" (4.74 x 4.01)
9'1" x 8'11" (2.79 x 2.74)	External
Bedroom 3	
10'7" x 9'11" (3.23 x 3.04)	
Kitchen/Dining	
21'11" x 9'8" (6.69 x 2.95)	
Utility	
First floor	
Master Bedroom	
21'9" x 11'9" (6.65 x 3.6)	



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(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	



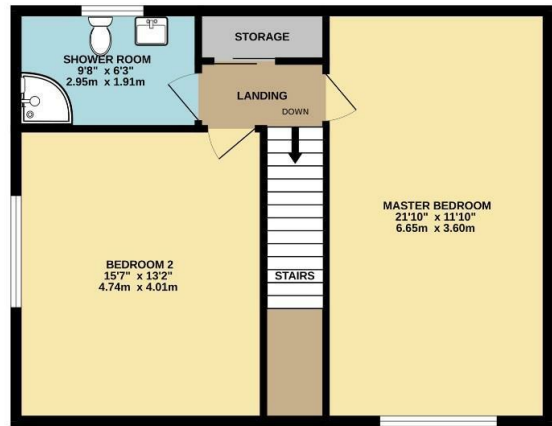


## Floor Plan

GROUND FLOOR  
763 sq.ft. (70.9 sq.m.) approx.



1ST FLOOR  
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA: 1380 sq.ft. (128.2 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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