



16 Magennis Villas , Newry, BT34 2PP

Offers Over £169,950

Located in the well-regarded Magennis Villas area of Newry, this spacious three-bedroom semi-detached home offers comfort, practicality, and convenience—perfect for families, first-time buyers, or anyone looking to settle in a welcoming community.

The property enjoys an excellent location with strong transport links, including easy access to the A2 dual carriageway, making travel to Warrenpoint, Rostrevor, and surrounding areas quick and convenient. Whether you're commuting for work or heading out to enjoy the scenic countryside, this home is ideally placed.

Inside, the house features a bright and well-proportioned layout, with three generously sized bedrooms offering flexible living space for families or those working from home. The living areas are well presented and ready to move into, while still offering scope to add your own touch.

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, Newry, BT34 2PP



- Garage
 - Ample Parking
- Oil Fired Heating
- Outside Tap

ADDITIONAL INFORMATION

Accommodation in brief

GROUND FLOOR

Entrance Hall
6'1" x 12'11" (1.86m x 3.96m)

Living Room
13'1" x 11'11" (3.99m x 3.64m)

Sitting/Dinning Room
13'1" x 11'9" (3.99m x 3.59m)

Kitchen
19'2" x 8'3" (5.85m x 2.53m)

Utility Room
6'1" x 5'8" (1.86m x 1.74m)

W.C
6'1" x 5'7" (1.86m x 1.72m)

FIRST FLOOR

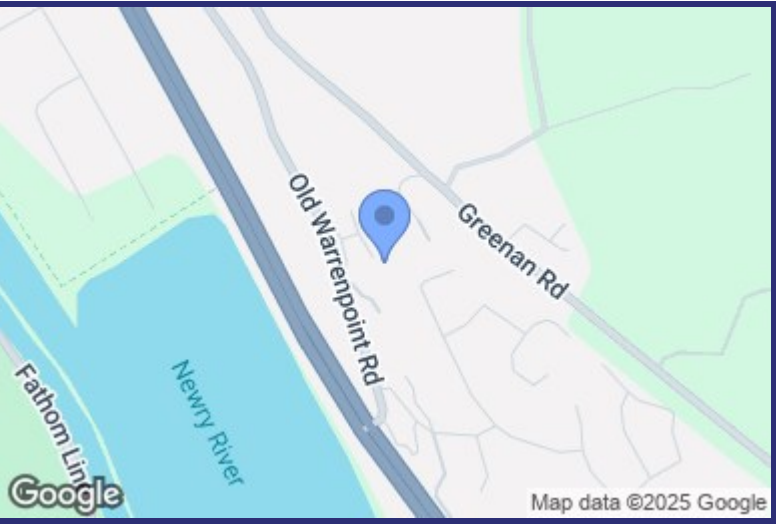
Bedroom 1
12'5" x 12'0" (3.81m x 3.66m)

Bedroom 2
12'5" x 9'9" (3.81m x 2.99m)

Bedroom 3
8'9" x 8'6" (2.69m x 2.60m)

Bathroom
6'8" x 5'8" (2.04m x 1.74m)

Exterior

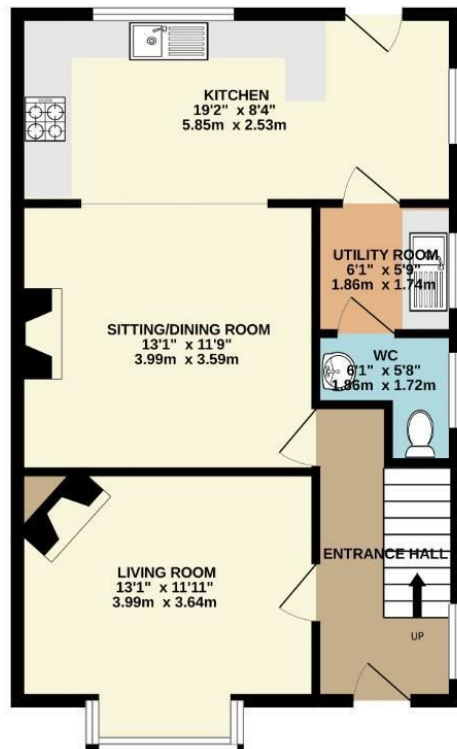


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

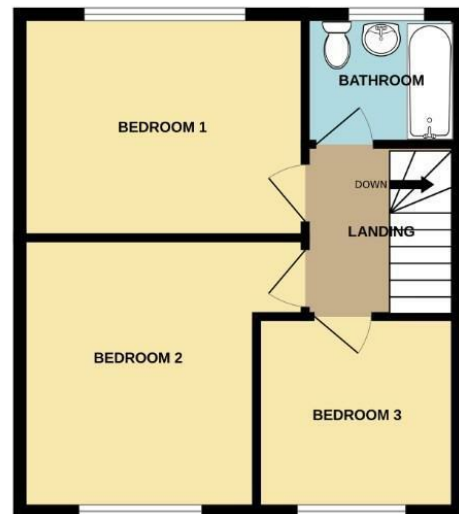


Floor Plan

GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 996 sq.ft. (92.5 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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