



2 Ballinasack Road

Mullaghbawn, Newry, BT35 9XT

Offers Over £274,950

Located in the peaceful countryside of Mullaghbawn, this charming cottage at 2 Ballinasack Road offers a unique opportunity for those seeking a rural retreat with space, flexibility, and potential. With generous land and outbuildings included in the sale, the property is ideally suited for a variety of lifestyle or business uses, from home-based enterprises to small-scale farming or creative workspaces.

Set on a rare plot, the property includes a traditional two-bedroom cottage with kitchen, bathroom, and living area, as well as a large attached outbuilding and two detached outbuildings along with approximately seven acres of adjoining land (split across two fields). This rare combination of accommodation, outbuildings, and land provides a great opportunity in a truly scenic location.

Located in the heart of South Armagh's countryside, yet within reach of Newry and surrounding towns, this property offers both tranquillity and accessibility, an ideal base for those looking to balance rural living with practical convenience.

2 Ballinasack Road

Mullaghbawn, Newry, BT35 9XT



- Rural Cottage
- 7 Acres Agricultural Land
- Concrete Yard
- 3 Outbuildings

ADDITIONAL INFORMATION

Accommodation in brief

Living Room

13'0" x 11'9" (3.98m x 3.60m)

Kitchen

5'7" x 7'6" (1.72m x 2.31m)

Bedroom 1

17'7" x 11'9" (5.38m x 3.60m)

Bedroom 2

14'8" x 11'9" (4.48m x 3.60m)

Bathroom

6'5" x 4'11" (1.96m x 1.50m)

EXTERIOR

TERMS OF SALE

VIEWING/FURTHER INFORMATION

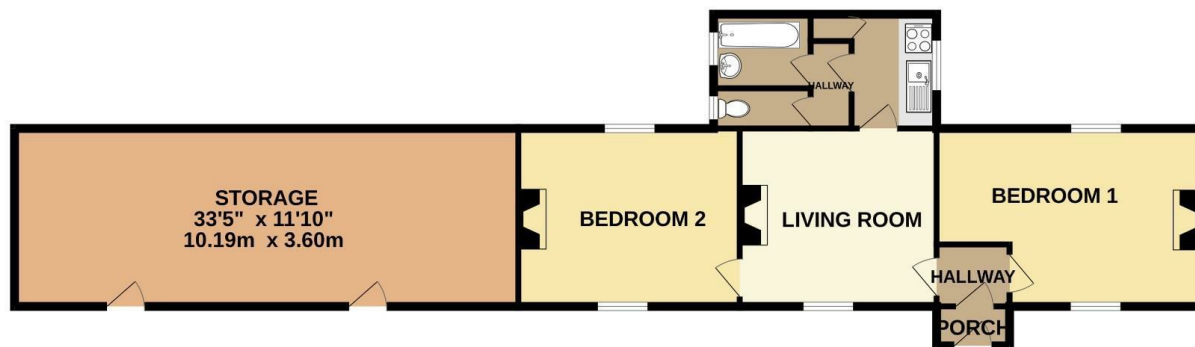


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC



Floor Plan

GROUND FLOOR 1036 sq.ft. (96.3 sq.m.) approx.



TOTAL FLOOR AREA : 1036 sq.ft. (96.3 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.
Made with Metropix ©2025

We look forward to working with you...



We get there together

Our experienced and trusted team have assisted 1000's of people with buying, selling and letting.



We're here for you

Client care is at the very heart of what we do. We will guide and support you every step of the way.



Always close by

With multiple offices and a leading marketing team, we will make sure that you get the very best result.

Newry:
30 Monaghan Street, Newry, Co.Down, BT35 6AA
T: 028 300 50633 E: newry@bradleyni.com

Warrenpoint:
25 Duke Street, Warrenpoint, Co.Down, BT34 3JY
T: 028 417 73777 E: warrenpoint@bradleyni.com

Rostrevor:
14 Bridge Street, Rostrevor, Co.Down, BT34 3BG
T: 028 417 39999 E: rostrevor@bradleyni.com

Belfast:
55-59 Adelaide Street, Belfast, Co.Antrim, BT2 8FE
T: 028 962 09909 E: belfast@bradleyni.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.