

## 58 Glenveagh

Hilltown, Newry, BT34 5US

**Offers Over £175,000**

Situated on a generous corner site in the village of Hilltown, this charming three-bedroom home offers both space and convenience. Just a short walk from local shops, cafés, and other amenities, it's perfectly positioned for those seeking a relaxed lifestyle with everything close at hand.

Inside, the property features a bright and welcoming living room, a practical kitchen/dining area and a ground floor WC. Upstairs, three comfortable bedrooms and a modern family bathroom provide ample space for family life, guests, or a home office.

Outside, the property benefits from off-street parking and a paved patio area to the rear, perfect for relaxing or entertaining.

This is a great opportunity for first-time buyers to secure a well-presented home in a prime location.

Contact our Warrenpoint office 028 4177 3777 to arrange a viewing.

# 58 Glenveagh

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- Village location
- Oil Fired Central Heating
- Well presented throughout
- Double Glazing
- Corner site
- Ideal Starter Home

## Entrance Hall

## Living Room

12'9" x 11'10" (3.9 x 3.63)

## W.C.

6'10" x 2'11" (2.1 x 0.9)

## Kitchen / Dining

11'2" x 18'6" (3.42 x 5.65)

## Stairs leading to first floor

## Bedroom 1

11'5" x 11'9" (3.5 x 3.6)

## Bedroom 2

12'7" x 9'8" (3.85 x 2.95)

## Bathroom

8'2" x 6'4" (2.5 x 1.95)

## Bedroom 3

6'6" x 8'6" (2 x 2.6)

## External

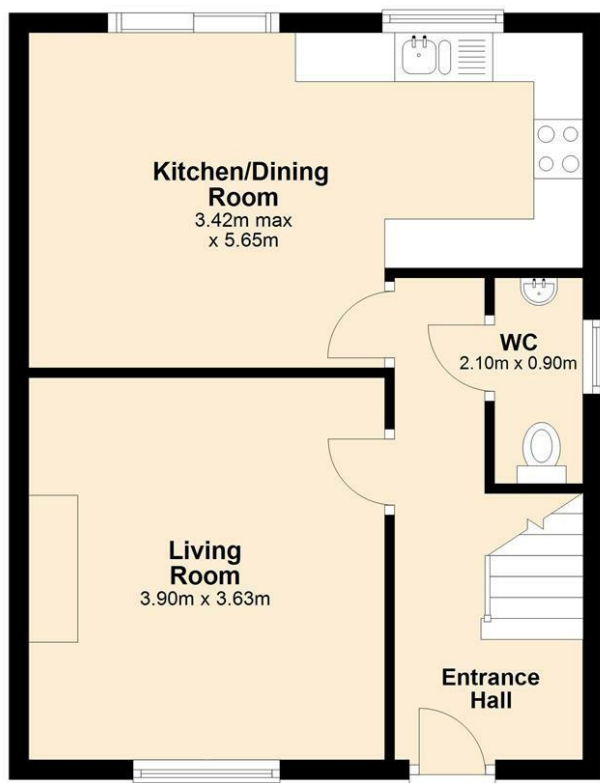


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

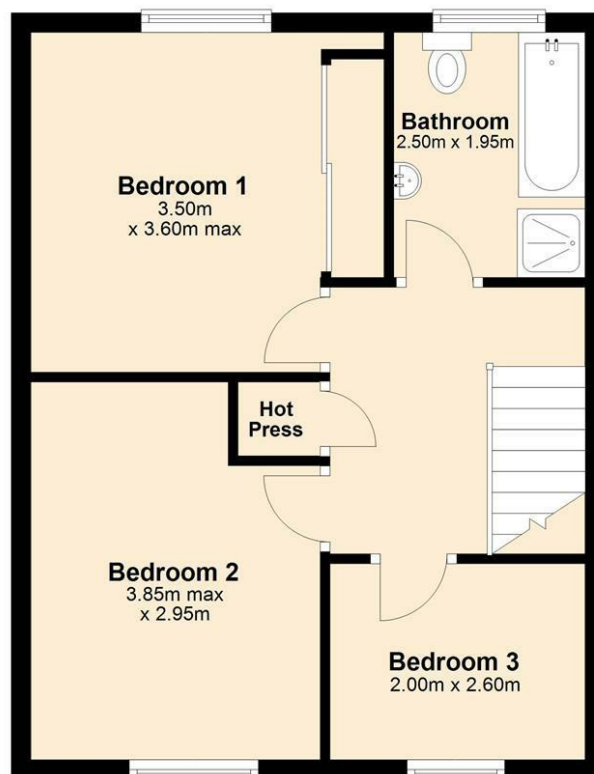


## Floor Plan

### Ground Floor



### First Floor



### 58 Glenveagh, Hilltown

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