

## 32 St. Malachys Park, Camlough, BT35 7LG



**Guide Price £157,500**

Set within a well established residential development in the heart of Camlough, 32 St Malachy's Park is a deceptively spacious four-bedroom semi detached home, enjoying truly stunning, uninterrupted views across the surrounding countryside and towards Camlough Mountain. Ideally positioned, the property is very convenient to local amenities including schools and shops, while remaining just a 10-minute drive from Newry City Centre.

The property offers bright, well-proportioned accommodation throughout, with a flexible layout that will appeal to a wide range of purchasers. On entering, the welcoming hallway leads through to a generous front facing living room, complete with a feature fireplace and electric insert, creating a cosy focal point.

To the rear, the kitchen and dining area enjoys an elevated position with spectacular views over Camlough Mountain, making it a standout space within the home. It is fitted with a range of upper and lower units and provides access to the rear garden via patio doors. Just off the kitchen, a ground floor bedroom offers excellent versatility, ideal for guests, home working or additional living space. A fully tiled bathroom on the ground floor is fitted with a three-piece suite and separate shower.

Upstairs, the property comprises three further bedrooms, with two benefiting from built-in storage. Two of the bedrooms to the rear take full advantage of the impressive views, while a carpeted landing provides access to the roof space.

Externally, the home continues to impress. The enclosed rear garden is thoughtfully laid out with a raised timber patio area, steps leading down to a well-maintained lawn, and mature planting with hedged boundaries offering privacy. To the front, a walled garden with planters enhances the property's kerb appeal, along with side gated access.

This is an excellent opportunity to acquire a comfortable family home in a sought after village setting which is perfectly located moments from Camlough village and all the amenities it has to offer.

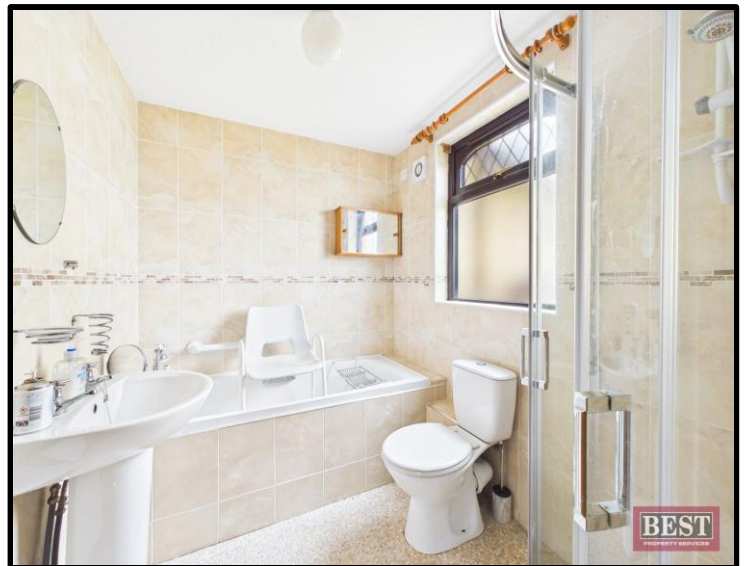
- Four Bedroomed Semi Detached Home Located in a Well Sought After Residential Area
- GROUND FLOOR: Entrance hallway, Living Room, Kitchen / Dining Area, Bedroom, Family Bathroom
- FIRST FLOOR: Three Bedrooms
- Stunning Views from the Rear Overlooking Camlough Mountain
- Enclosed Rear Garden with Raised Timber Patio and Lawn
- Convenient Location Close to Local Schools, Shops and just 10 Minutes from Newry City Centre
- Oil Fired central heating. PVC double-glazed windows





# Floorplan





## **Energy Performance Certificate**

### **Viewing:**

By appointment only

Our Office is Open 6 days a week  
Monday, Wednesday & Thursday  
Tuesday  
Friday  
Saturday

### **Customer Due Diligence**

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Best Property Services Ltd. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

### **Intending Purchasers**

To assist you in your decision to move we will be pleased to call and advise you with regard to the value of your existing property without obligation. We are also in a position to introduce you to an independent Financial Advisor in respect of arranging a mortgage for this property – please contact us for details.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Best Property Services nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

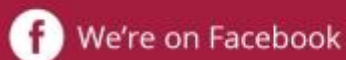
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

### **REQUEST A VALUATION**

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property. Let us help you make your dream move by ensuring your property receives maximum marketing exposure and the highest possible price. We look forward to hearing from you.

### **Important Information:**

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract. Photographs are reproduced for



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