

NEW260236

9 Ashmore Hill, Camlough, Newry, County Down, BT35 7EX



Asking Price £149,950

Charming Two-Bedroom Bungalow in the Picturesque Village of Camlough

Nestled in the heart of the picturesque village of Camlough, this beautifully presented two-bedroom bungalow offers comfortable, modern living in a peaceful setting. Ideal for first-time buyers, downsizers, or those seeking single-storey accommodation, the property combines well-proportioned interiors with attractive outdoor space.

The accommodation comprises a welcoming entrance hall with laminate flooring, a convenient cloakroom, and a hotpress for additional storage. The bright front-facing lounge features a charming open fireplace, creating a warm and inviting focal point, while laminate flooring adds a contemporary finish.

To the rear, the spacious kitchen/dining area is fitted with a range of modern high and low-level units and integrated appliances, including a hob, oven, fridge freezer, and dishwasher. Tiled flooring and direct access to the side and rear gardens make this an ideal space for everyday living and entertaining.

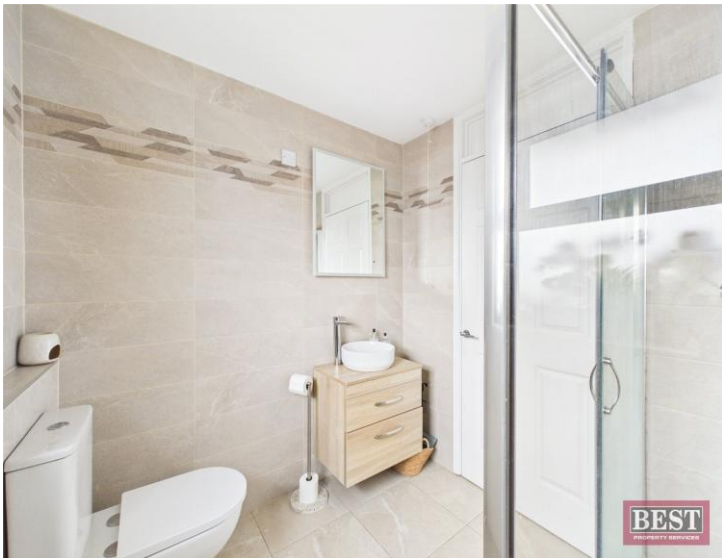
There are two well-proportioned bedrooms, both finished with laminate flooring, with the principal bedroom overlooking the front garden and the second bedroom enjoying views to the rear. The stylish shower room is fully tiled and features a modern three-piece suite, vanity unit, and heated towel rail.

Externally, the property benefits from off-street parking and generous gardens to the front and rear, laid in lawn and enhanced by a variety of mature plants and shrubs, offering an attractive and private outdoor environment.

This delightful bungalow enjoys a convenient village location, close to local amenities while surrounded by the natural beauty of the Ring of Gullion, making it a wonderful place to call home.

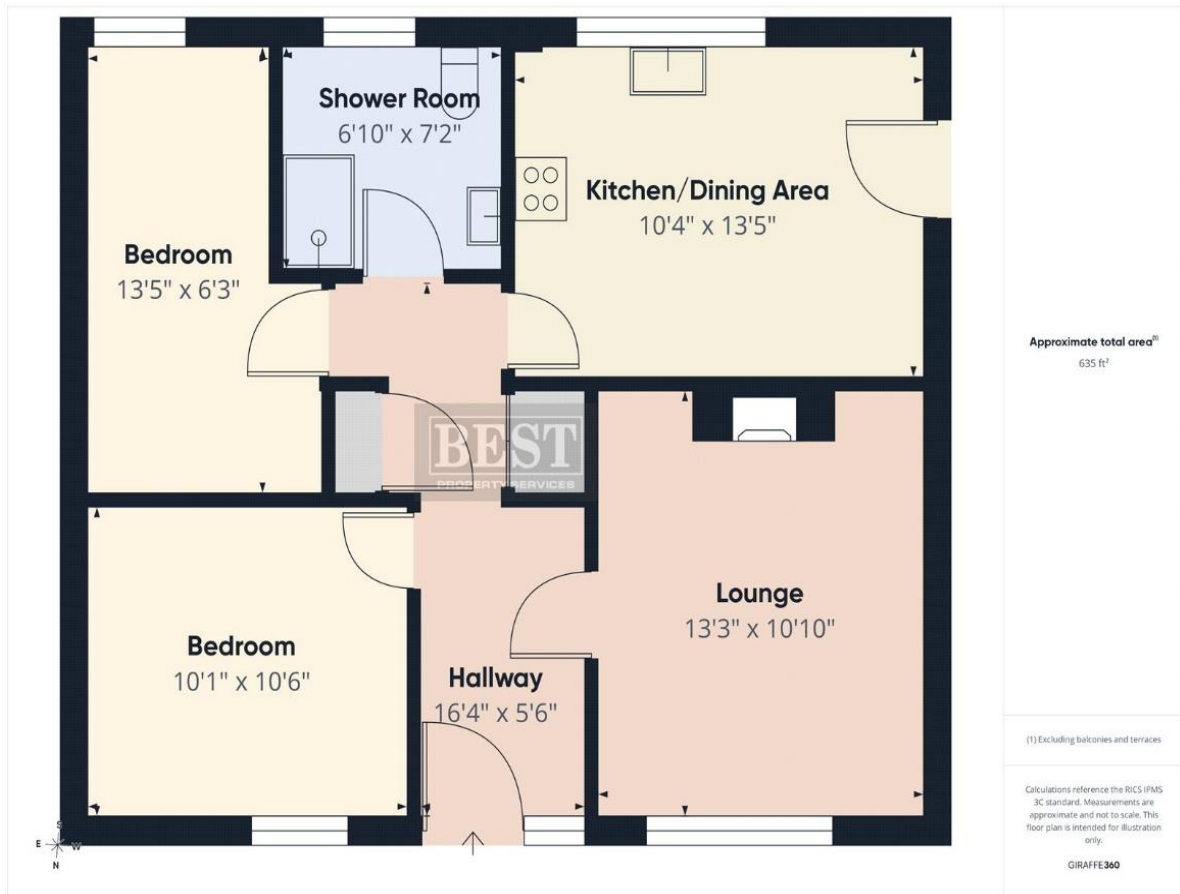
- EXCELLENT TWO-BEDROOM BUNGALOW WITHIN THE VILLAGE OF CAMLOUGH
- Entrance Hall, Lounge, Kitchen/Dining Area, Two Bedrooms, Shower Room, Cloakroom, Hotpress.
- Oil Fired Central Heating. Pvc Double Glazing.
- Gardens to the front and rear laid in lawns with a variety of mature plants and shrubs.
- Off street parking.







Floorplan



Energy Performance Certificate

Viewing:

By appointment only

Office Opening Hours

Monday- Thursday: 9-5.30

Friday: 9-5

Saturday: By Appointment

Rates

£

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

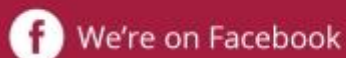
We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property. Let us help you make your dream move by ensuring your property receives maximum marketing exposure and the highest possible price. We look forward to hearing 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 general information and it must not be inferred that any item is included for sale with the property.

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