

90 Carneyhough Court, Newry, Co. Down, BT34 2TW



Guide Price £249,950

Three Bedroom Semi-Detached Family Home

We are delighted to welcome new to the market this excellent three bedroom semi detached family home, ideally situated within a popular and family-friendly development. Offering well proportioned accommodation across two floors, this attractive property provides a comfortable and practical home for modern family living.

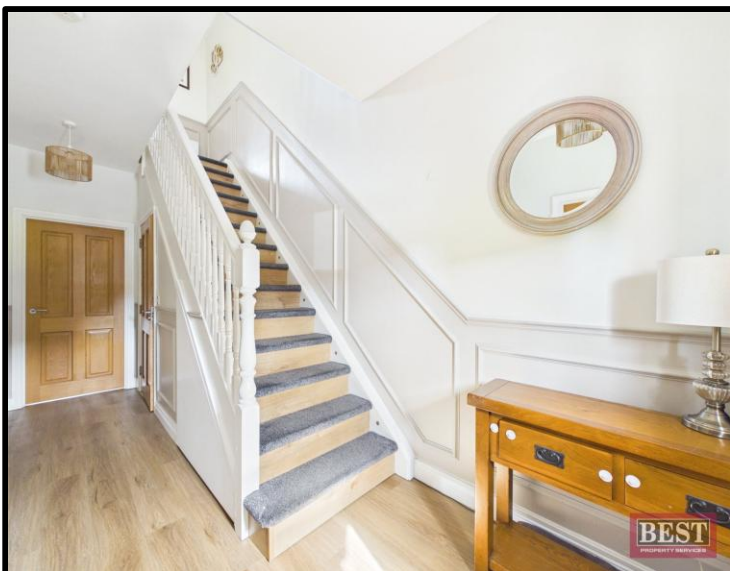
The entrance level comprises a welcoming entrance hall with the lounge front facing. The lounge has laminate flooring and a decorative fireplace with electric fire inset. To the rear you will find a spacious kitchen/dining area with electrical appliances integrated which is ideal for family meals and entertaining with access to the rear garden. Additionally there is a convenient separate W.C.

To the first floor, there are three generous sized bedrooms, with the main bedroom benefiting from its own ensuite shower room, in addition to a family bathroom. There is also access to the roof space via a Slingsby ladder, providing useful additional storage.

The property benefits from gas central heating and PVC double glazing throughout.

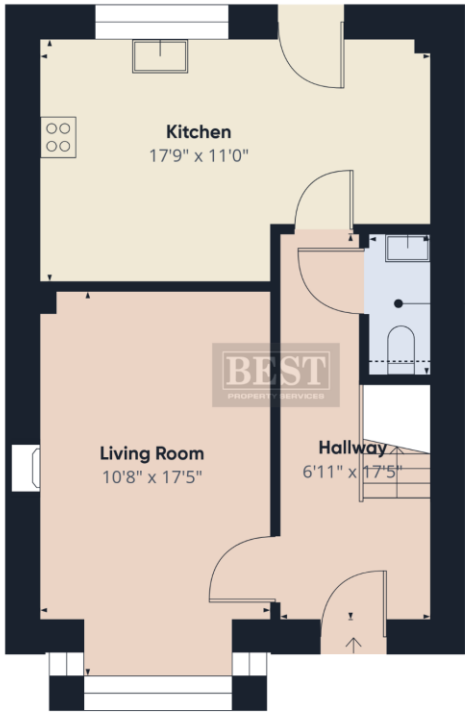
Externally, the rear garden is laid predominantly in lawn and enclosed by timber fencing, providing a safe and private space for children and outdoor entertaining. Tarmac driveway to the front of the property.

- EXCELLENT THREE BEDROOM SEMI DETACHED FAMILY HOME
- Entrance Level Accommodation: Lounge, Kitchen/Dining Area, Separate W.C.
- First Floor Level Accommodation: Three generous sized bedrooms (Main Bedroom has an Ensuite Shower Room), Family Bathroom. Access to roofspace via slingsby ladder.
- Gas Central Heating. Pvc Double Glazing.
- Gardens laid in lawn to the rear with timber fencing to boundaries.
- Off Street Parking.

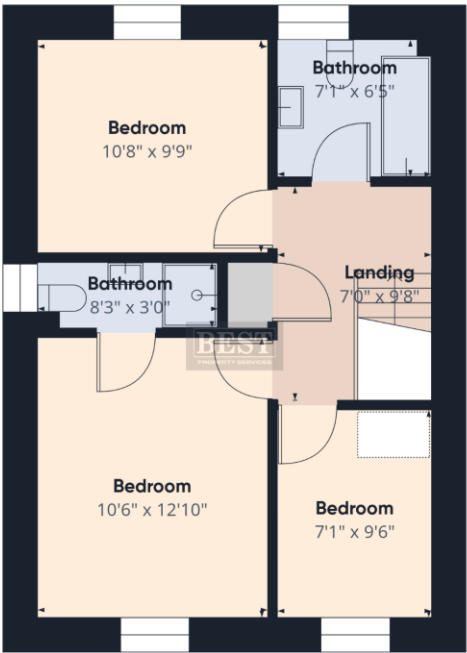




Floorplan



Floor 1



Floor 2

Approximate total area^m
906 ft²
Reduced headroom
2 ft²

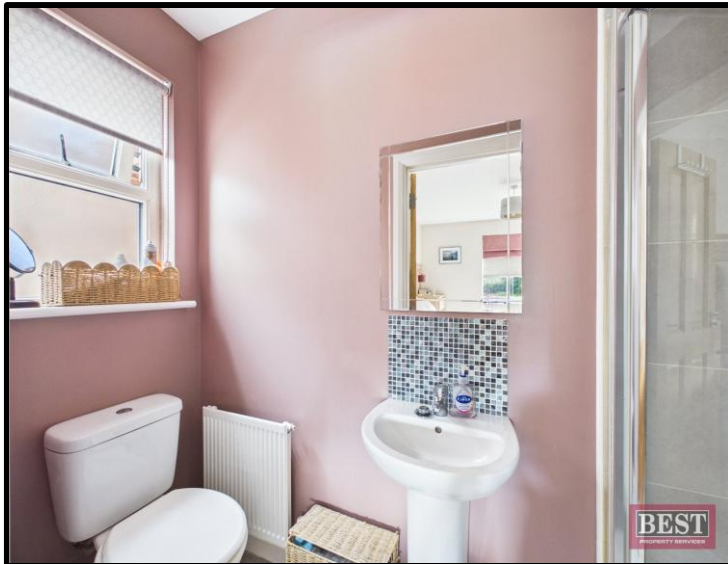
(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Performance Certificate

TBC

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.

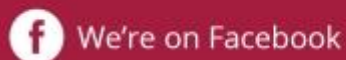
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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