

49 Glin Ree Court, Newry, Co. Down, BT34 1DL



Offers Over £165,000

Three-Bedroom Duplex Apartment

New to the market is this impressive three-bedroom duplex apartment, offering spacious and contemporary living arranged over two well-designed floors. Combining generous proportions with a versatile layout, the property is ideally suited to modern family living.

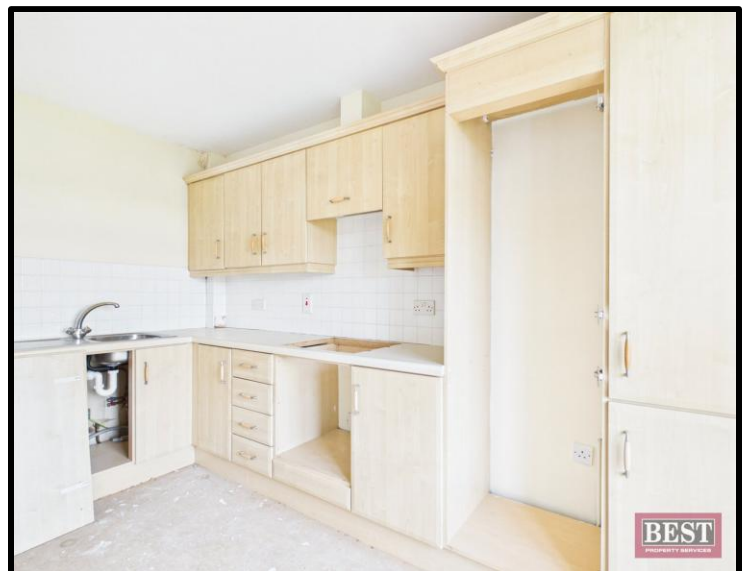
The entrance level features a bright and welcoming reception room, with double doors opening onto a Juliet balcony, creating a light and airy living space. The fitted kitchen is conveniently positioned adjacent to the reception room, providing a practical and sociable arrangement.

Also on this floor are two well-proportioned bedrooms, with the principal bedroom benefiting from a modern ensuite shower room. A separate family bathroom, complete with a three-piece suite, serves the remainder of the accommodation.

Upstairs, the property offers a generously sized third bedroom, which overlooks the spacious open-plan lounge below, adding to the sense of space and character throughout the apartment.

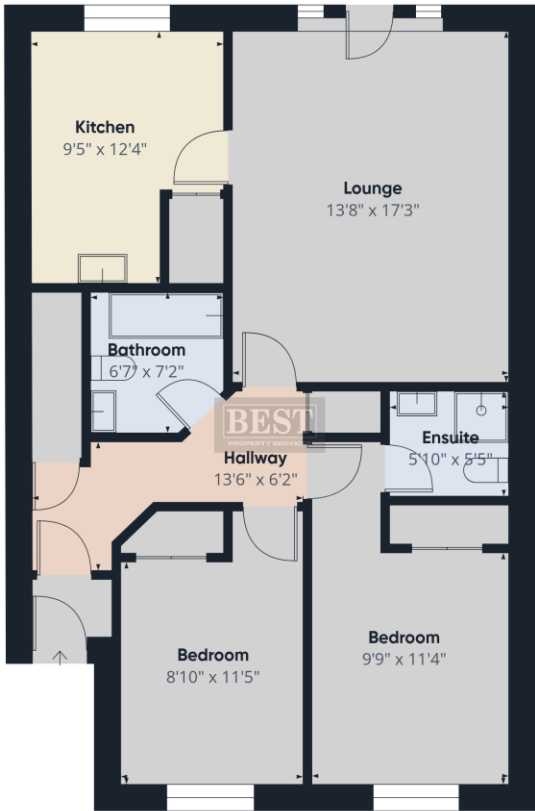
Ideally located for local amenities, excellent transport links, schools and a range of leisure facilities, this impressive duplex apartment represents an excellent opportunity for professionals, couples or families seeking stylish, spacious and versatile accommodation.

- EXCELLENT SECOND FLOOR THREE BEDROOM DUPLEX APARTMENT
- Accommodation comprises: Entrance Hall, Lounge, Kitchen, Three Bedrooms (one with Ensuite Shower Room), Bathroom
- Pvc Double Glazing, Gas Central Heating.
- Parking to the front of the property.

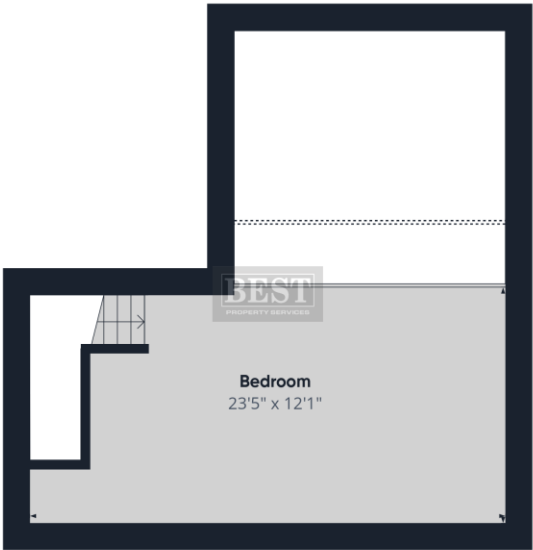




Floorplan



Floor 1



Floor 2

Approximate total area⁽¹⁾
1049 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.

GIRAFFE 360

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

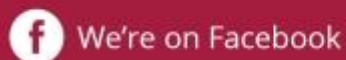
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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