

13 Desert Road, Mayobridge, Co. Down, BT34 2JB



Guide Price £225,000

New to the market!

Set in a peaceful countryside setting on the outskirts of Mayobridge, this two bedroom modular home occupies a generous site of approximately 1.28 acres, offering an excellent opportunity for those seeking a rural lifestyle with plenty of outdoor space.

The property provides well proportioned accommodation comprising an entrance hall, lounge, kitchen, utility room, office, two generous bedrooms, dressing room and bathroom. The flexible layout provides a range of options for modern family living.

Externally, the property benefits from a large shed and additional outhouses, providing substantial storage and useful workspace, while the extensive grounds offer considerable potential for gardening, recreation or a variety of outdoor pursuits, subject to the necessary consents.

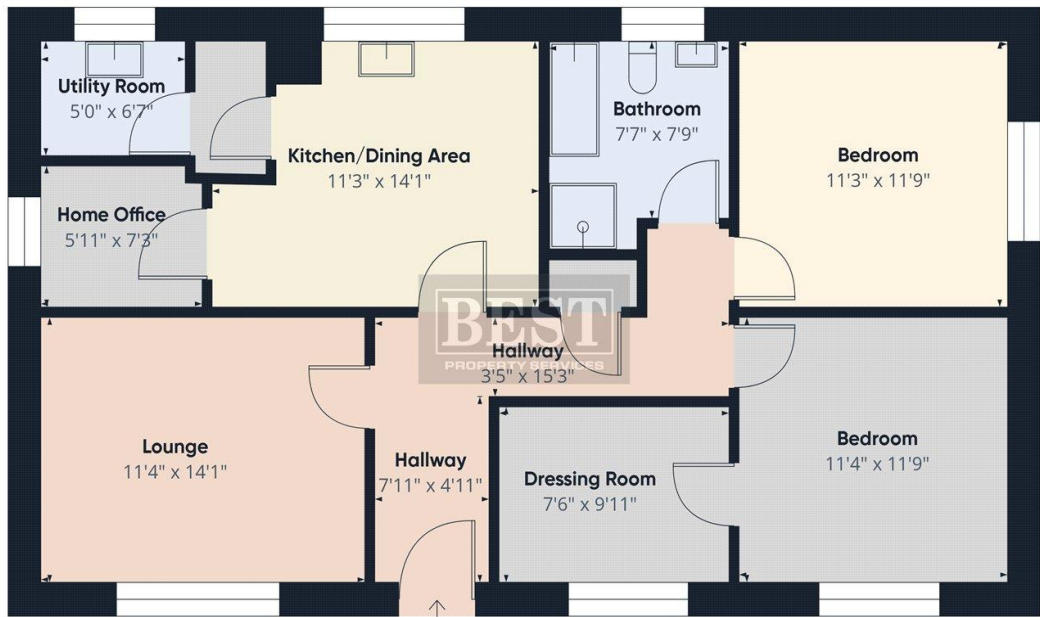
Ideally suited to those looking for a quiet rural retreat with a substantial plot, this property combines the convenience of a manageable two bedroom home with the rare benefit of approximately 1.28 acres of land.

**** We are inviting interest from cash buyers and non-mortgage clients ****

- TWO BEDROOM MODULAR HOME ON APPROX. 1.28 ACRES INCLUDING A LARGE SHED AND OUTHOUSE.
- Accommodation comprises: Entrance Hall, Lounge, Kitchen, Utility Room, Office, Two generous sized bedrooms, Dressing Room, Bathroom.
- Oil Fired Central Heating. Double Glazing.
- Large shed and outhouses.
- Large site extending to approximately 1.28 acres.



Floorplan



Approximate total area⁽¹⁾
916 ft²

(1) Excluding balconies and terraces

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		85 B
69-80	C		
55-68	D		
39-54	E	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.

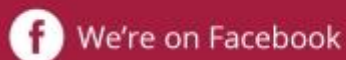
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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