

5 Carrick-Ard, Newry, Co. Down, BT34 2BE



Guide Price £279,950

Excellent Three-Bedroom Family Home with Detached Garage

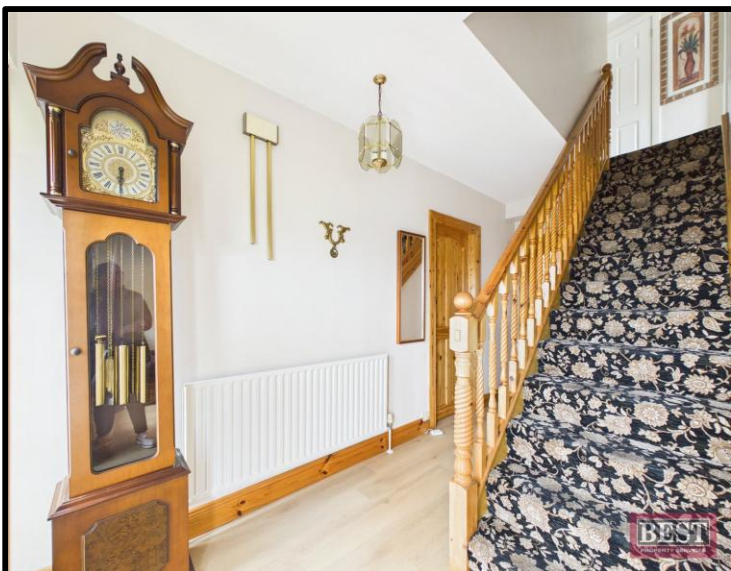
This excellent three-bedroom detached family home offers well-proportioned accommodation arranged over two floors, providing a practical and versatile layout ideally suited to modern family living.

The ground floor comprises a welcoming entrance hall with laminate flooring and under stair storage. The spacious lounge is located to the front of the property and has a mahogany surround fireplace with tile surround and double doors lead to the kitchen/dining area, this area has a range of upper and lower level units with integrated appliances and a useful utility room adjacent with access to the rear of the property. Also on this level there is a double bedroom with a fully tiled shower room adjacent. Upstairs, the property provides two further bedrooms, a family bathroom with a three piece suite and hotpress.

The property benefits from oil-fired central heating and PVC double-glazed windows, ensuring comfortable accommodation throughout.

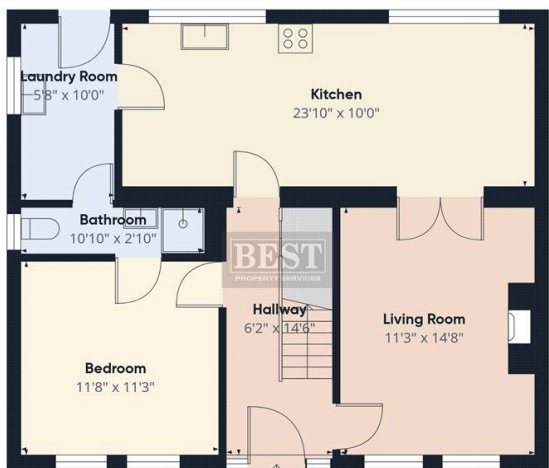
Externally, the home is complemented by a detached garage, patio area to the side and a paved area to the rear, together with a timber shed providing useful additional storage. The front and side gardens are laid in lawn and feature mature plants, shrubs and hedging, creating an attractive and private setting.

- EXCELLENT THREE BEDROOM FAMILY HOME WITH DETACHED GARAGE
- Ground Floor Accommodation: Entrance Hall, Lounge, Kitchen/Dining Area, Bedroom 1, Utility Room, Shower Room.
- First Floor Accommodation: Landing, Two Bedrooms, Family Bathroom, Hotpress.
- Oil Fired Central Heating. Pvc Double Glazing.
- Detached Garage.
- Patio area to side. Paved area to the rear. Timber Shed.
- Gardens laid in lawn to the front and side with mature plants, shrubs and hedging to boundaries.





Floorplan



Floor 1



Floor 2



Approximate total area⁽¹⁾
1094 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.

GIRAFFE360



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	51 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.

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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.

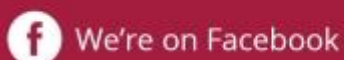
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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