

7 Mountain View Drive, Newry, Co. Down, BT35 6DW



Guide Price £195,000

Situated within a well established residential area, this well maintained three bedroom mid terrace property offers spacious and versatile accommodation, making it an ideal choice for first time buyers, growing families, or those looking to downsize.

The accommodation is entered via a welcoming entrance hall with tiled flooring and a carpeted staircase leading to the first floor. Positioned on either side of the hallway are two bright and spacious reception rooms, both finished with laminate flooring. The main living room enjoys a charming feature fireplace with a wooden beam mantle and a stove, creating a warm and cosy focal point. Double doors from this room open into the kitchen/dining area, allowing for an excellent flow throughout the ground floor.

The kitchen is fitted with a range of upper and lower level units, tiled flooring, and offers ample space for a range of appliances. Just off the kitchen is a practical utility room, complete with additional storage units and appliance space, while also providing access to the rear garden. A convenient ground floor shower room is located off the utility and comprises a shower cubicle, wash hand basin and WC.

On the first floor, the carpeted landing provides access to the roof space and leads to three well proportioned bedrooms, comprising two generous double bedrooms and a comfortable single bedroom. All bedrooms benefit from laminate flooring and built in wardrobes. Completing the accommodation is the fully tiled family bathroom, fitted with a bath, wash hand basin and WC.

Externally, to the front, a stepped pathway leads to the entrance door through the front garden, which is beautifully presented with a neat lawn, a variety of mature plants and shrubs, and is enclosed by a low boundary wall, creating an inviting first impression. the enclosed rear garden is fully fenced to the boundaries and finished with gravel, creating a low maintenance outdoor space ideal for relaxing or entertaining.

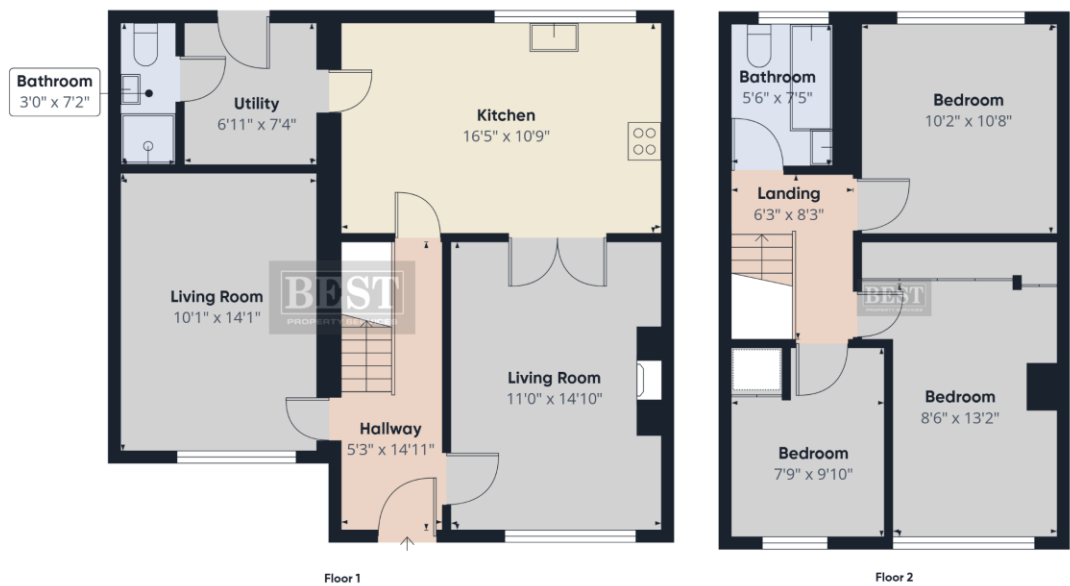
Offering generous living accommodation in a convenient location, this excellent home is sure to appeal to a wide range of purchasers, and early viewing is highly recommended.

- **THREE BEDROOM TERRACED HOME**
- Ground Floor Accommodation: Entrance Hall, Lounge, Living Room, Kitchen/Dining Area, Utility, Shower Room
- First Floor Accommodation: Three Bedrooms, Family Bathroom.
- Gardens to the front laid in lawn with mature plants and shrubs. Gravel garden to the rear.
- On street parking to the front.
- Oil Fired Central Heating. PVC Double Glazing.





Floorplan







Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	57 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.

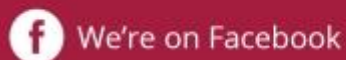
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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



Tel: 028 3026 6811
info@bestpropertyservices.com
bestpropertyservices.com