

8 Aughan Grove, Poyntzpass, BT35 6UB



Guide Price £219,950

New to the market!!

We are delighted to bring to the market this well presented four bedroom semi detached property at 8 Aughan Grove, Poyntzpass. The property offers well proportioned accommodation throughout and benefits from a single storey side extension, providing additional living space on the ground floor and making this an ideal home for a range of buyers.

The entrance porch features tiled flooring and leads into the welcoming entrance hall with wooden flooring and stairs leading to the first floor. The living room is located to the left and features wooden flooring and a stove with back boiler. To the rear of the property is the kitchen and dining area, fitted with a range of upper and lower level units together with an electric oven and hob. The dining area provides access to the sunroom, which benefits from tiled flooring and offers a pleasant additional reception space.

A rear hallway leads from the kitchen into a recently built extension and provides access to the utility room, shower room and an additional bedroom. The utility room is plumbed for a washing machine and features a range of upper and lower level units, sink and space for a fridge freezer. The fully tiled shower room comprises shower, WC and vanity sink. The ground floor bedroom provides useful additional accommodation.

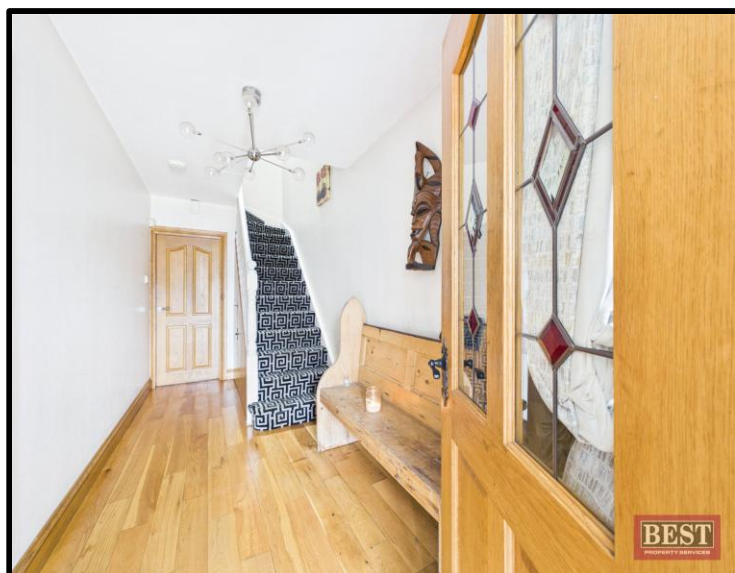
The extension also benefits from a fully floored attic space, providing excellent additional storage.

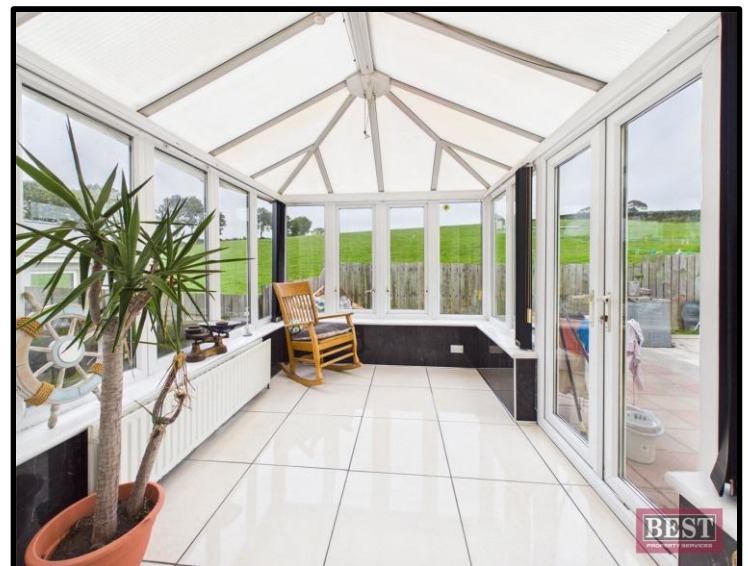
On the first floor, the landing leads to three further bedrooms, comprising two doubles and one single, together with the family bathroom. The bathroom is fully tiled and features a bath with shower over, WC and vanity unit with wash hand basin.

Externally the property benefits from a low maintenance concrete rear garden with fencing to the boundaries and a paved area. To the front there is an enclosed garden with gravel driveway and planted borders.

This property offers an excellent opportunity to purchase a well maintained four bedroom home with versatile accommodation and the benefit of a substantial rear extension in the popular village of Poyntzpass.

- GROUND FLOOR ACCOMMODATION: Entrance Porch, Entrance Hall, Living Room, Kitchen/Dining Area, Utility, Sunroom, Shower Room, Bedroom.
- FIRST FLOOR ACCOMMODATION: Landing, 3 Bedrooms, Family Bathroom, Bathroom.
- Enclosed garden to the rear with timber fencing to boundaries.
- Driveway with enclosed garden to front. Timber fencing at side.
- Dual Fired Central Heating
- Pvc Double Glazing

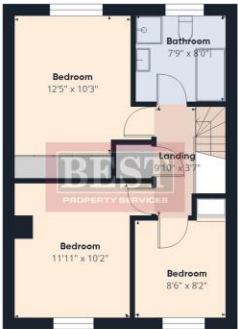




Floorplan



Floor 1

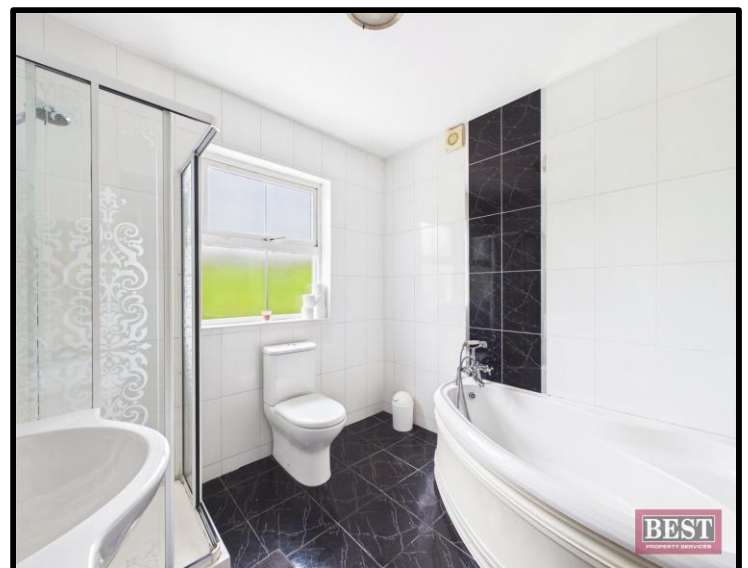


Floor 2



Floor 3







Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	58 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.

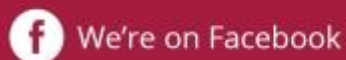
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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