BEST
PROPERTY SERVICES

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RS.26.166

14 Newtown Road, Rostrevor, BT34 3BY



Guide Price £395,000

34 Church Street, Warrenpoint, County Down, BT34 3HN | Tel: 028 4175 4522 WWW.BESTPROPERTYSERVICES.COM

This attractive four-bedroom detached property enjoys a prime position on the edge of Rostrevor village, within walking distance of the popular Kilbroney Forest Park and the picturesque Fairy Glen river. Newtown Road is a highly sought-after and tranquil residential area, beautifully positioned against the backdrop of the Mourne Mountains and conveniently located close to two local primary schools.

On entering the bright hallway, to the right is a welcoming living room featuring a fireplace and beautiful views towards the Mourne Mountains. To the left is a second reception room which opens into a bright conservatory, providing an ideal space to relax and enjoy the outlook.

The kitchen is fitted with a full range of upper and lower units, providing excellent storage and practical workspace, together with a range of built-in appliances.

The kitchen leads through to a separate annex, which comprises a bedroom and WC with shower, along with its own private entrance, ideal for independent living.

There are three well-proportioned double bedrooms along the hallway, one of which is currently utilised as a dining room, offering excellent flexibility depending on the purchaser's needs. A family bathroom completes the accommodation.

Externally, the property benefits from a mature garden to the front, with a private yard to the rear with a useful outhouse currently utilised as a utility room.

Located in one of Rostrevor's most desirable residential areas, this detached home offers excellent potential and will appeal to a wide range of purchasers seeking a peaceful setting while remaining within easy reach of the village, local amenities, schools and some of the area's most beautiful countryside.

- Four Bedroom detached Bungalow
- Two Reception rooms
- Located in one of Rostrevor's most desirable residential areas
- Close access to Kilbroney Park, Rostrevor Village and Carlingford Lough
- Ideal family home





























Floorplan



Approximate total area(1)

1514 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.

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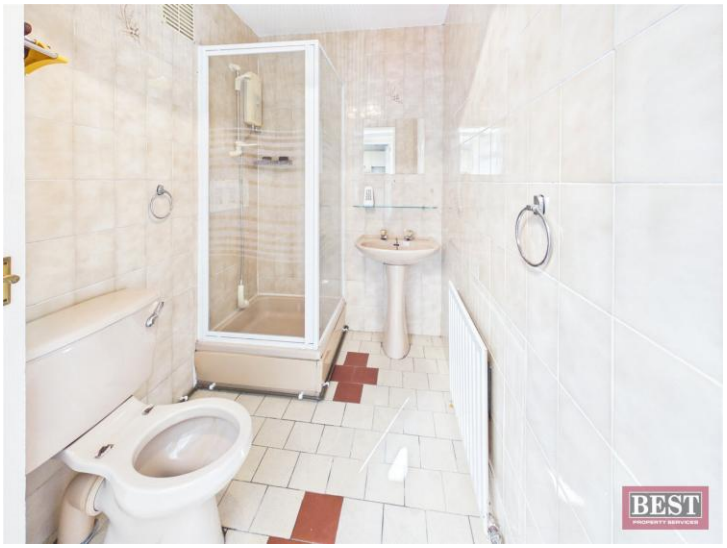


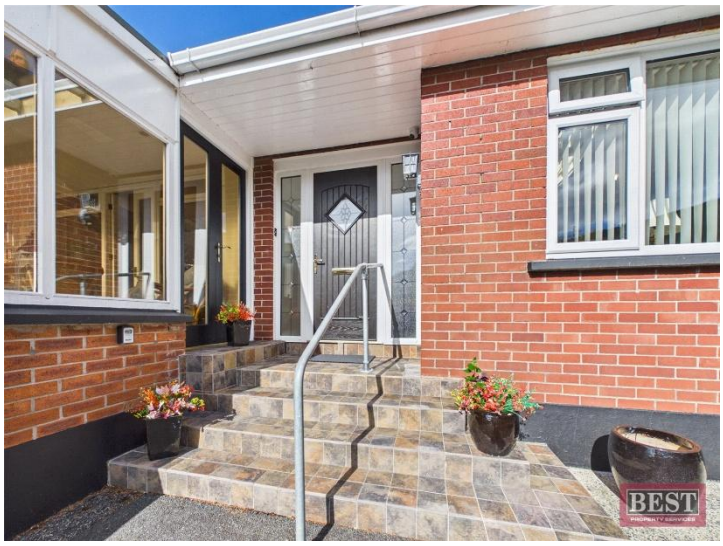






























Energy Performance Certificate

TBD

Viewing:

By appointment only

Office Opening Hours
Monday- Thursday: 9-5.30
Friday: 9-5
Saturday: By Appointment

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 general information and it must not be inferred that any item is included for sale with the property.

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