BEST
PROPERTY SERVICES

INDIVIDUAL ATTENTION | LOCAL KNOWLEDGE | INDEPENDENT ADVICE

39 Castlekeele, Newry, Co. Down, BT35 8GH



Guide Price £199,000

108 Hill Street, Newry, County Down, BT34 1BT | Tel: 02830266811 WWW.BESTPROPERTYSERVICES.COM

An excellent opportunity to purchase this spacious four-bedroom semi-detached family home, offering well-proportioned accommodation arranged over two floors. Ideally suited to growing families, the property benefits from a versatile layout, with two bedrooms located on the ground floor and a further two bedrooms on the first floor, one of which enjoys an ensuite shower room.

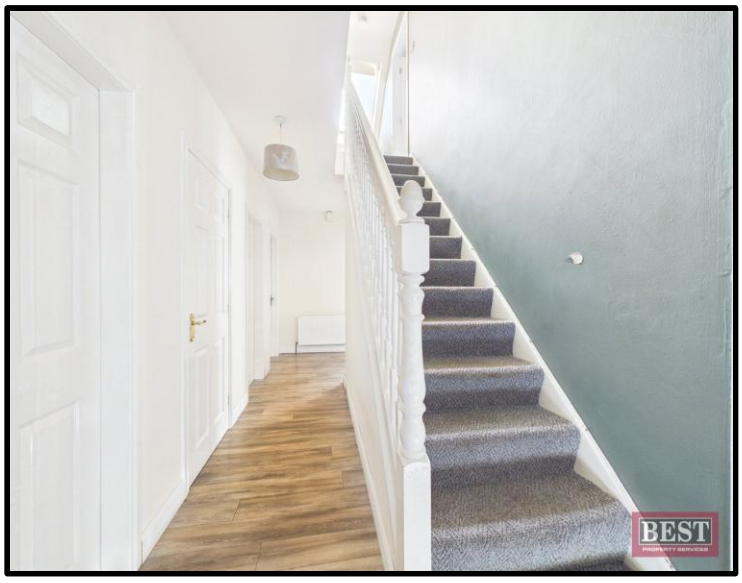
The accommodation briefly comprises an entrance hall leading to a comfortable lounge with an electric fire inset, together with a spacious kitchen/dining area providing an ideal space for family living and entertaining. A separate utility room offers additional practicality. The ground floor is further complemented by two bedrooms and a family bathroom.

To the first floor are two further bedrooms, including the principal bedroom with ensuite shower room facilities.

Externally, the property benefits from gardens to both the front and rear, predominantly laid in lawn and enclosed by timber fencing to the side and rear boundaries. A patio area to the rear provides an ideal space for outdoor dining and relaxation.

Offering flexible and spacious family accommodation, this property is sure to appeal to a wide range of purchasers and early viewing is highly recommended to fully appreciate all that it has to offer.

- FOUR BEDROOM SEMI DETACHED FAMILY HOME FOR SALE.
- Ground Floor Accommodation: Entrance Hall, Lounge, Kitchen/Dining Area, Utility Room, Two Bedrooms, Family Bathroom.
- First Floor Accommodation: Two Bedrooms (one with Ensuite Shower Room).
- Oil Fired Central Heating. Pvc Double Glazing.
- Gardens to the front and rear laid in lawn with timber fencing to side and rear boundaries. Patio area to the rear.









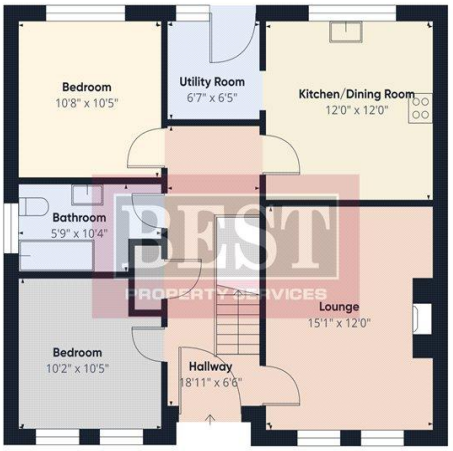




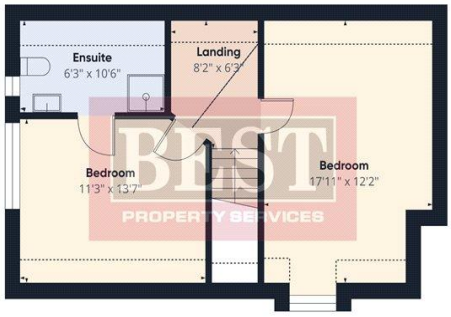




Floorplan



Floor 1





Floor 2







Energy Performance Certificate

TBC

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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