BEST
PROPERTY SERVICES

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56A Newry Road, Mayobridge, Co. Down, BT34 2EU



Guide Price £429,950

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Set within a pleasant rural setting, this excellent chalet bungalow occupies a generous site and offers spacious, versatile accommodation across two floors. The property combines the convenience of well-proportioned living spaces with the flexibility of five bedrooms, making it an ideal choice for family living.

The ground floor accommodation comprises an entrance porch leading to an entrance hall, a comfortable lounge with feature fireplace and an impressive open-plan living, kitchen and dining area, providing an ideal space for both everyday living and entertaining. There is also a separate utility room, shower room and three bedrooms on this level - one of which benefits from an ensuite shower room.

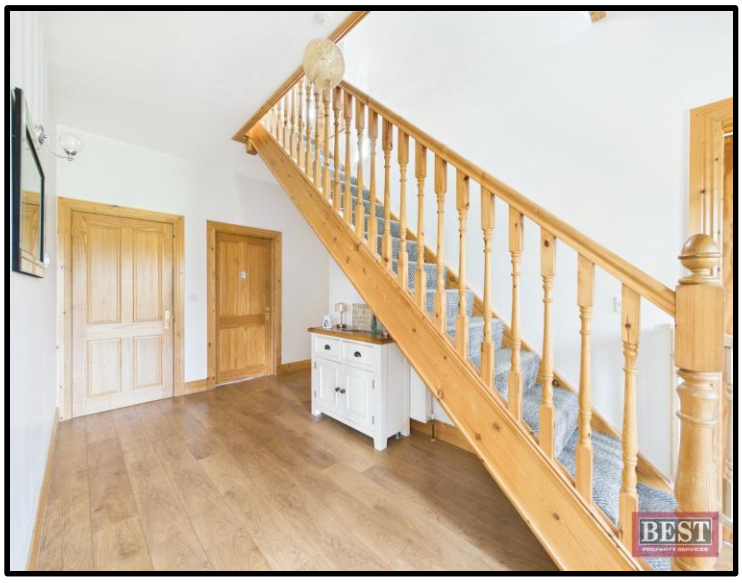
The first floor provides two further bedrooms, a dressing room and an additional shower room, offering excellent flexibility for growing families, guests or those requiring space to work from home.

Externally, the property benefits from gardens laid in lawn to the front, complemented by a variety of shrubs. To the rear, a concrete yard provides useful outdoor space. A detached garage, incorporating a games room and separate W.C., further enhances the appeal of this property, with the added advantage of a floored first floor.

Additional features include oil-fired central heating, PVC double glazing and an intruder alarm.

Offering generous accommodation, a versatile layout and a rural setting, this attractive chalet bungalow presents an excellent opportunity for purchasers seeking a spacious home with plenty of potential.

- EXCELLENT CHALET BUNGALOW ON A GENEROUS SITE
- Ground Floor Accommodation: Entrance Porch, Entrance Hall, Lounge, Open Plan Living/Kitchen/Dining Area, Utility Room, Shower Room. Three Bedrooms (One with Ensuite Shower Room).
- First Floor Accommodation: Two Bedrooms, Shower Room, Dressing Room.
- Detached Garage/Games Room with Separate W.C. First floor of garage is floored.
- Oil Fired Central Heating. Pvc Double Glazing. Intruder Alarm.
- Gardens laid in lawn to the front with a variety of shrubs.
- Concrete yard to the rear.













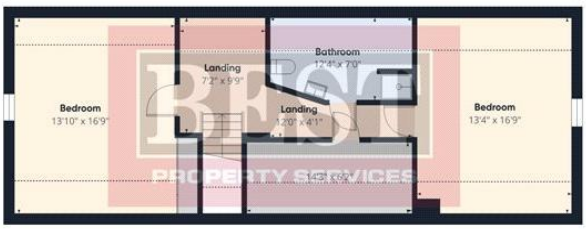




Floorplan



Floor 1 Building 1



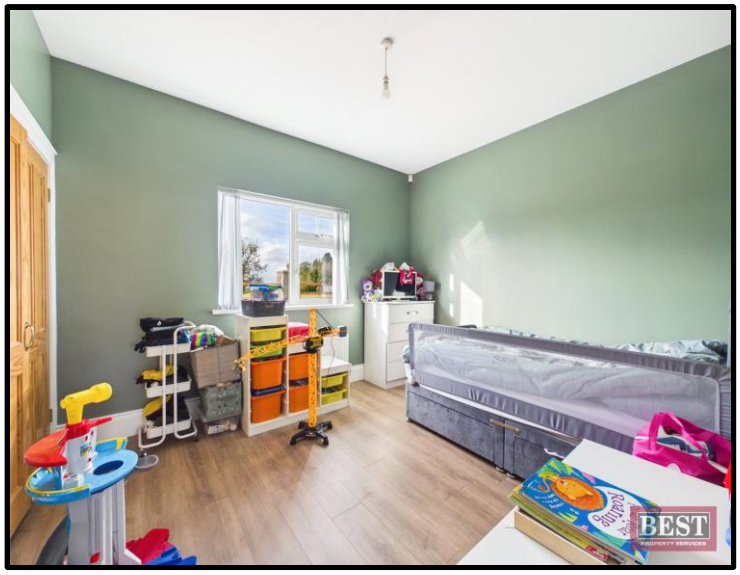


Floor 2 Building 1


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Energy Performance Certificate

TBC

Viewing:

By appointment only

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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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