BEST
PROPERTY SERVICES

INDIVIDUAL ATTENTION | LOCAL KNOWLEDGE | INDEPENDENT ADVICE

1 Chestnut Grove, Newry, Co. Down, BT34 1JT



Guide Price £270,000

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

Situated within an excellent location, this attractive detached three-bedroom bungalow offers well-proportioned accommodation and is ideally suited to a variety of purchasers. The property benefits from being conveniently located close to a host of Primary and Secondary Schools, making it an ideal choice for families.

The accommodation comprises an entrance hall, spacious lounge with open fire, separate dining room, kitchen with a range of upper and lower level units and electrical appliances included, three bedrooms and a shower room with a three piece suite.
Externally, the property benefits from a garage, separate boiler room and a tarmac driveway providing convenient off-street parking.

The bungalow further benefits from double glazing and oil-fired central heating. To the outside, mature gardens extend to the front, side and rear of the property, featuring areas laid in lawn complemented by a variety of established plants and shrubs, providing an attractive setting.

Early viewing is highly recommended to appreciate the accommodation, gardens and excellent location on offer.

- DETACHED THREE BEDROOM BUNGALOW WITHIN AN EXCELLENT LOCATION.
- Accommodation comprises: Entrance Hall, Lounge, Dining Room, Kitchen, Three Bedrooms, Shower Room.
- Garage and Boiler Room.
- Double Glazing, Oil Fired Central Heating.
- Mature gardens laid in lawn with a variety of plants and shrubs to the front, side and arear of the property.
- Tarmac Driveway.









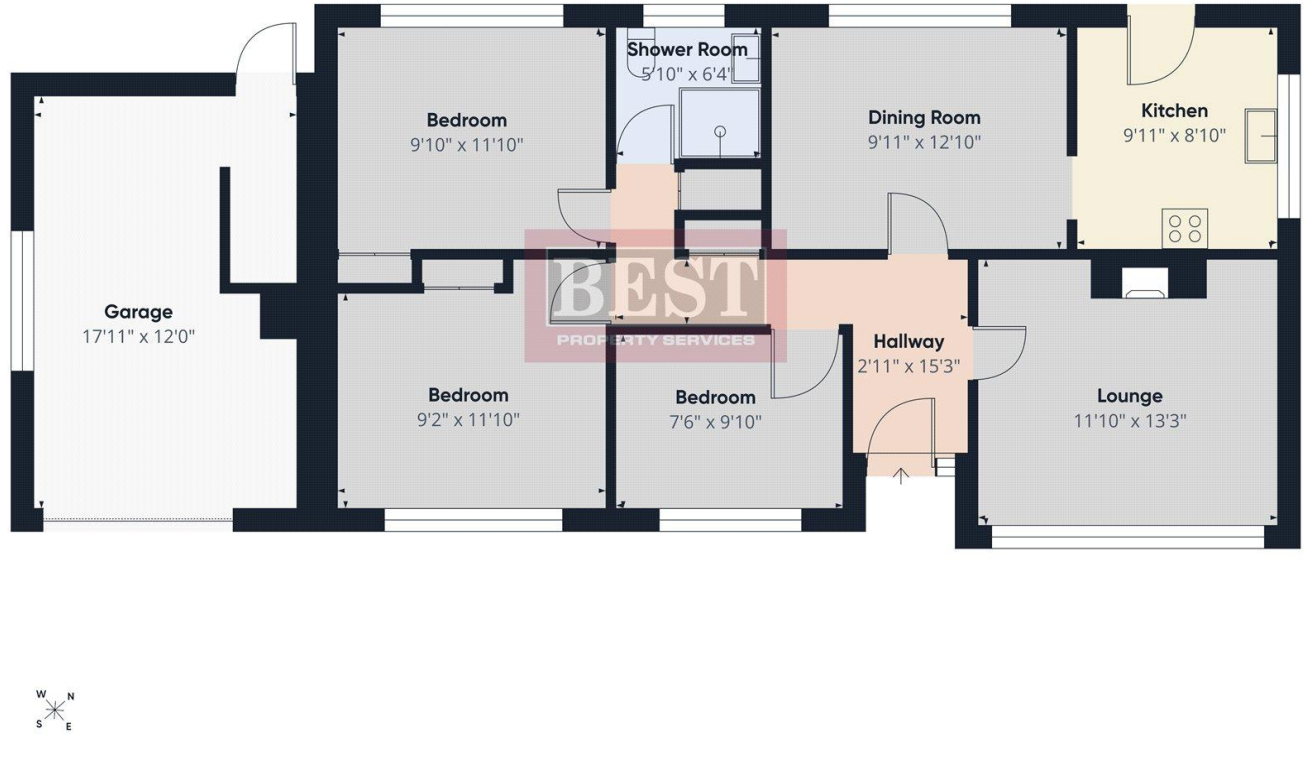








Floorplan


Garage
17'11" x 12'0"
Bedroom
9'10" x 11'10"
Shower Room
5'10" x 6'4"
Dining Room
9'11" x 12'10"
Kitchen
9'11" x 8'10"
Bedroom
9'2" x 11'10"
Bedroom
7'6" x 9'10"
Hallway
2'11" x 15'3"
Lounge
11'10" x 13'3"
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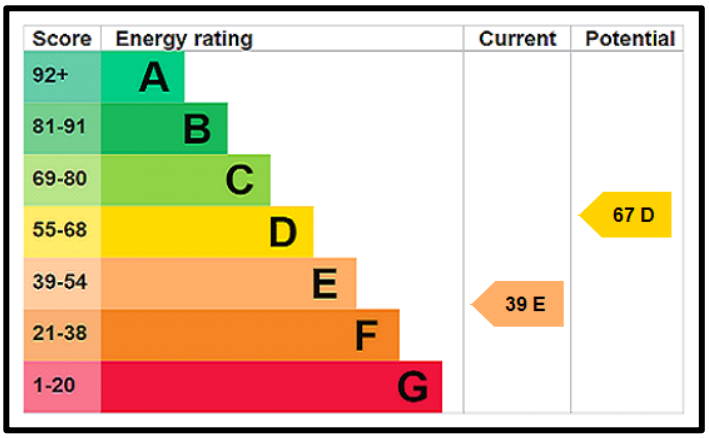








Energy Performance Certificate



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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