BEST
PROPERTY SERVICES

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23E Forest Hills, Newry, County Down, BT34 2FL



Guide Price £369,950

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

This beautifully maintained detached family home built in 2020 offers modern living in a highly sought-after location, just minutes from both Warrenpoint Town Centre and Newry City Centre. Finished to an exceptional standard throughout, the property boasts four spacious bedrooms, including a principal bedroom with ensuite, a stylish family bathroom, a bright reception room, and an integral garage.

The heart of the home is the impressive open-plan kitchen and dining area, featuring double doors that open onto a large rear south facing garden and decking area - perfect for entertaining and outdoor dining, with steps leading to a private enclosed garden bordered by timber fencing. A welcoming entrance hallway, downstairs WC, and generous living accommodation complete the ground floor.

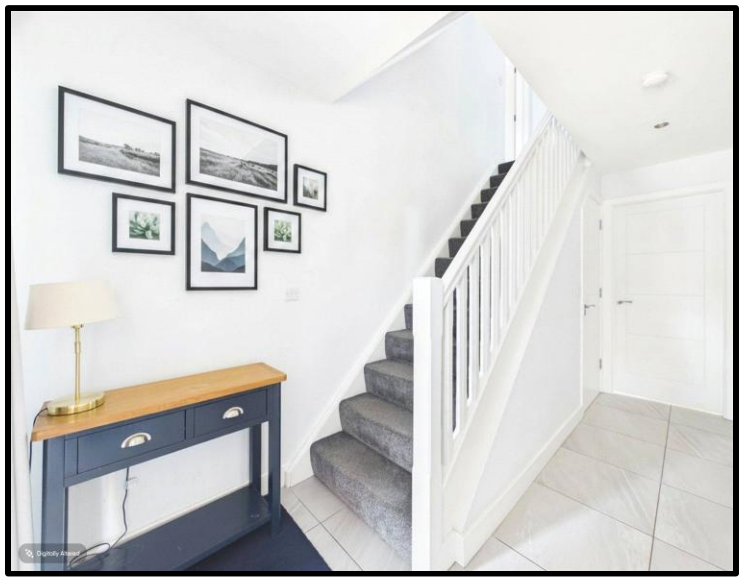
Upstairs, the property offers four well-proportioned bedrooms, a contemporary family bathroom, and access to the roof space.

Nestled within a quiet and friendly cul-de-sac, the home enjoys picturesque views towards the Ring of Gullion and the nearby Newry River. Residents can take advantage of scenic local walks, including Narrow Water Wood, while still benefiting from easy access to local amenities, schools, transport links, and bus routes.

An ideal opportunity for families seeking a turnkey home in a convenient yet peaceful setting.

- EXCEPTIONAL FOUR BEDROOM DETACHED FAMILY HOME FOR SALE
- Ground Floor Accommodation: Entrance Hall with tiled flooring, Lounge with carpet flooring, Modern high quality fitted kitchen with integrated appliances open plan to the dining room. The Integrated Garage is plumbed for a washing machine and tumble drier. There is also a Separate W.C. on this level.
- First Floor Accommodation: Landing with access to the roofspace, Four generous sized bedrooms with carpet flooring (one with an ensuite shower room) and the Family Bathroom consists of a contemporary three piece suite.
- Gas fired central heating. Pvc double glazing. Wired for intruder alarm.
- Gardens to the front laid in lawn, gardens to the rear laid in lawn with timber fencing to boundaries. Outside Tap.
- The property extends to approximately 1528 sq ft.
- Carpets and Blinds included within the sale.









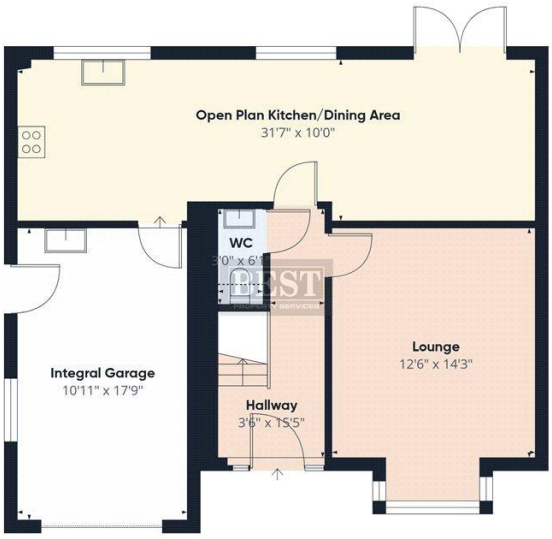




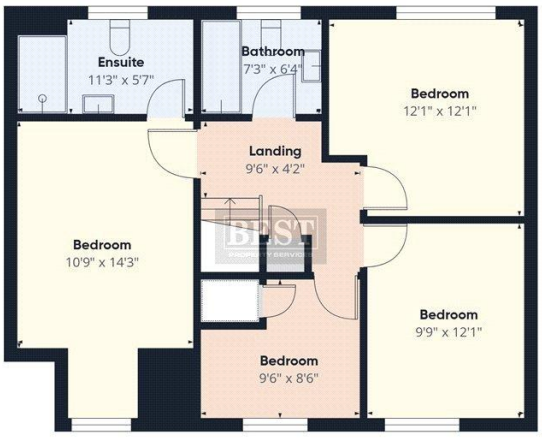




Floorplan



Floor 1



Floor 2

Approximate total area(1)

1473 ft²

Reduced headroom

3 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

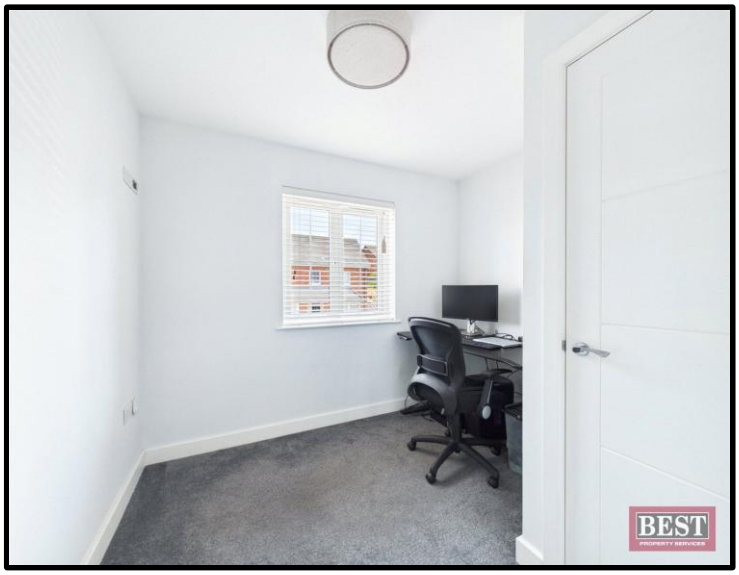
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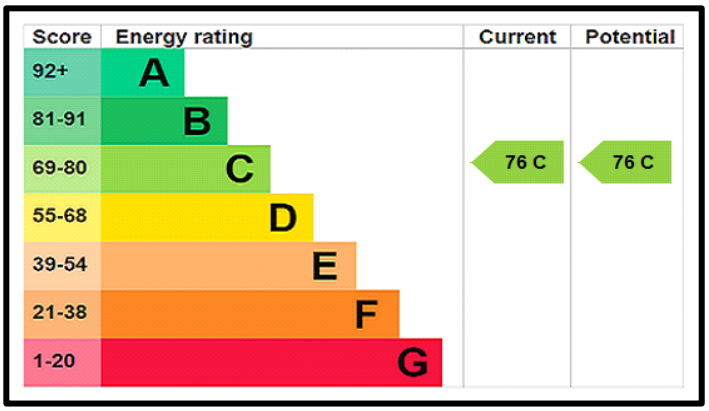








Energy Performance Certificate



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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