BEST
PROPERTY SERVICES

INDIVIDUAL ATTENTION | LOCAL KNOWLEDGE | INDEPENDENT ADVICE

104 Knockdarragh, Newry, Co. Down, BT34 2GB



Guide Price £359,950

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

Best Property Services are delighted to offer for sale this attractive detached four bedroom home, occupying an elevated position within the popular Knockdarragh development in Newry, with impressive views across the city.

The ground floor accommodation comprises a welcoming living room with feature fireplace and double doors opening into the kitchen and dining area. The dining space provides ample room for a family dining table and benefits from sliding doors leading out to the rear patio. The adjoining kitchen is fitted with a range of upper and lower units, integrated appliances and a breakfast bar. A separate utility room offers additional storage and rear access, while a downstairs WC completes the ground floor.

On the first floor, the master bedroom is situated to the front of the property and benefits from an ensuite shower room. There are three further bedrooms, comprising two doubles and one single, together with a family bathroom fitted with a separate bath and shower.

Externally, the property enjoys a well maintained front lawn and a private driveway providing ample parking. An integrated garage with roller door and internal access to the house adds further practicality. To the rear, secure gated access is available to both sides of the property, leading to a patio area and sloped lawn.

Set within an established residential development, this detached home offers generous family accommodation, excellent practicality and elevated views, making it an appealing opportunity for a range of purchasers.

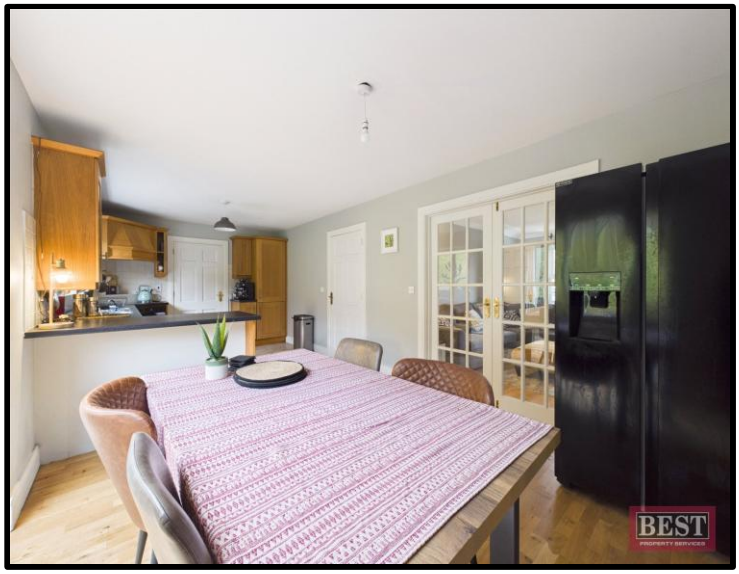
- Excellent Detached Four Bedroom Family Home
- Located in a Desirable Residential Area
- Ground Floor accommodation: Living Room, Kitchen/Dining Area, Utility, WC, Integrated garage
- First Floor Accommodation: Three Double Bedrooms (one with ensuite shower room), One Single Bedroom, Family Bathroom
- Impressive Views across Newry City
- Lawned area to the front with Private Driveway. Patio area and sloped Lawn to the rear.
- Integrated Garage
- PVC Windows and Doors. Oil Fired Central Heating







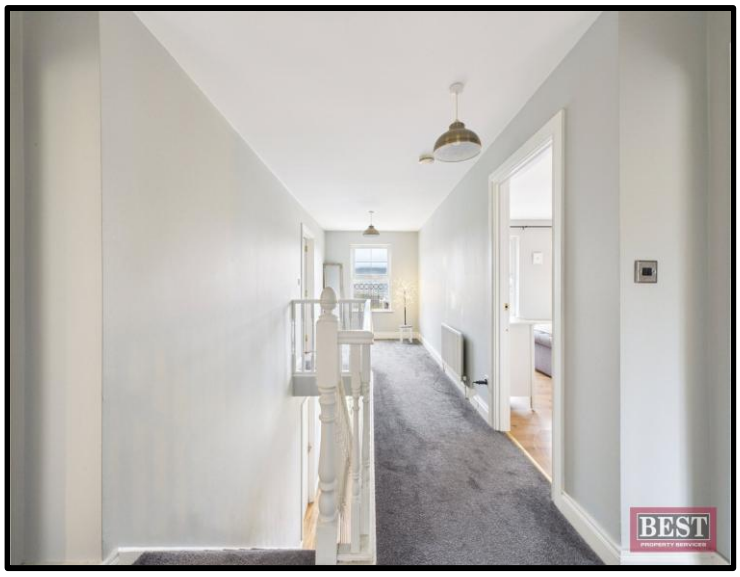




















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Floorplan



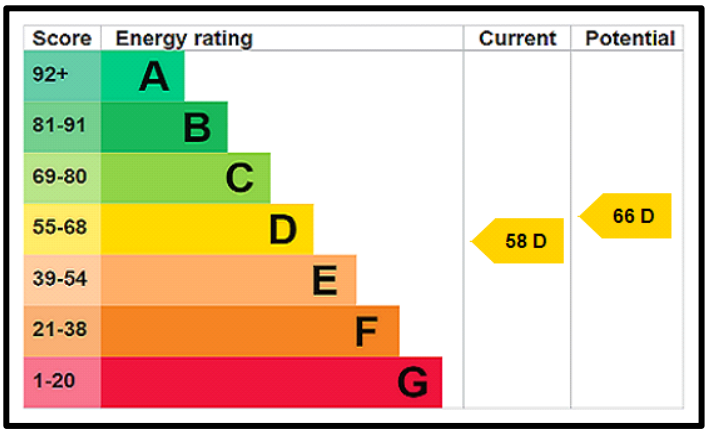
Floor 1





Floor 2

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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