

**33 Edencrieve, Newry, Co. Down, BT35 8UE**



**Guide Price £199,000**



New to the market!

We are delighted to present new to the market a beautifully presented three bedroom semi detached family home situated within a prime development just off the Dublin Road close to the Dublin/Belfast A1.

No. 33 offers a welcoming hall with laminate flooring, spacious lounge with laminate flooring and feature fireplace which has double doors leading to the kitchen/dining area. The kitchen has a host of upper and lower level units with integrated appliances and breakfast bar. Double doors lead from the dinette onto the patio area and rear garden. The utility room is adjacent to the kitchen and has plumbing for a washing machine. This area is currently being used as a home office work space.

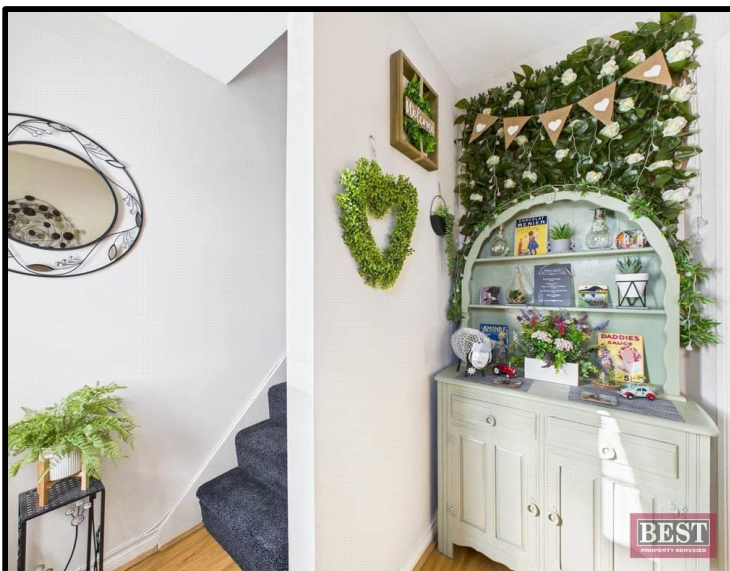
On the first floor there are three generous sized bedrooms and the family bathroom consists of a three piece suite with a separate shower cubicle.

Externally there are low maintenance gardens to the front and rear laid in lawns with a patio area to the rear. Timber fencing to the front side and rear and boundaries with a useful corrugated shed to the rear and a concrete base for a garden room. To the front there is a tarmac driveway providing off street parking.

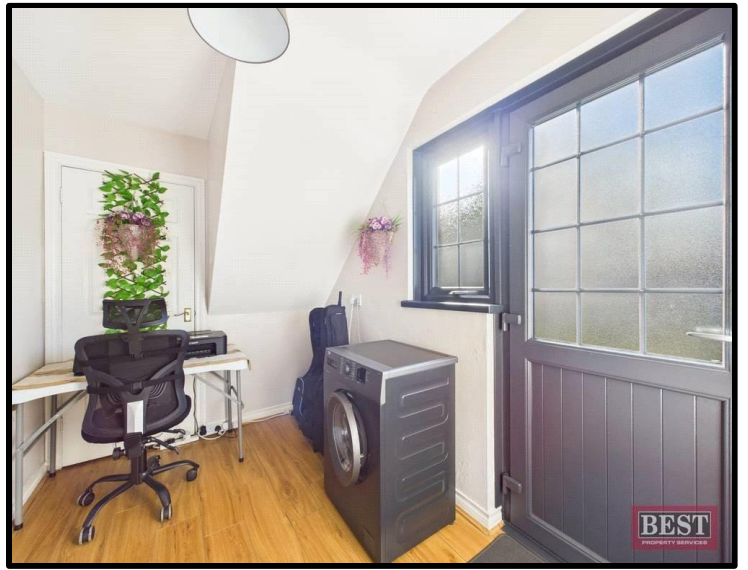
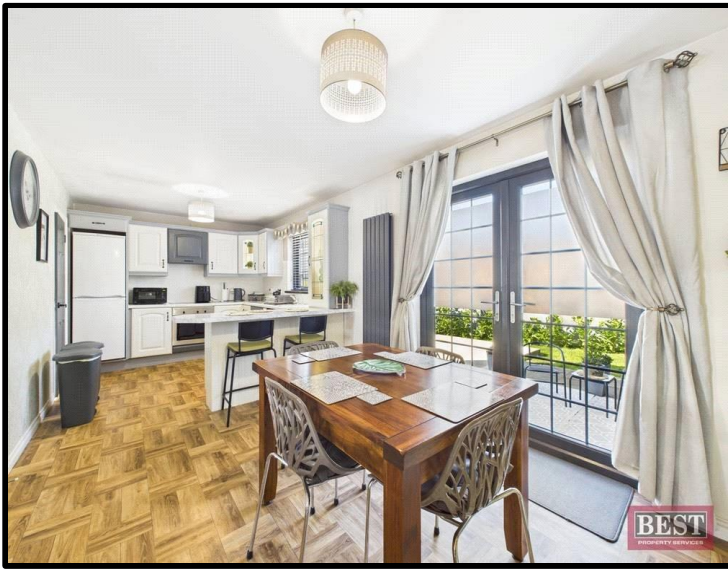
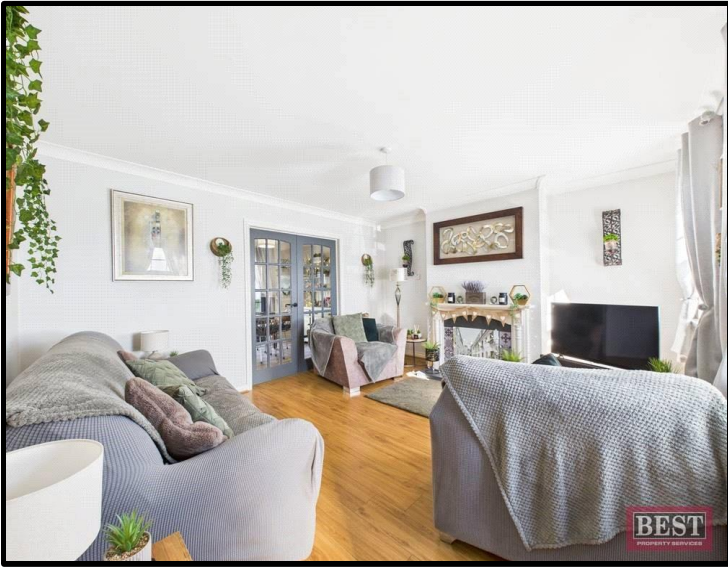
This property offers an excellent opportunity to acquire a well presented family home in this sought after location and is within the catchment area for a host of local Primary & Secondary Schools and also close to all local amenities.

Early viewing is highly recommended!

- EXCELLENT THREE BEDROOM FAMILY HOME IN AN EXCELLENT LOCATION
- Entrance Level Accommodation: Entrance Hall, Lounge, Kitchen/Dining Area, Utility Space/Home Office Space.
- First Floor Accommodation: Three generous sized bedrooms, Family Bathroom, Hotpress.
- Oil Fired Central Heating. Double Glazing.
- Gardens laid in lawn to the front and rear with hedging and shrubs and a timber fencing to boundaries.
- Patio Area to the rear. Corrugated shed to the side. Concrete base for garden room.



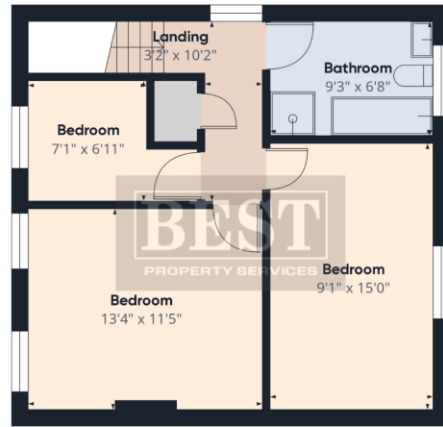




# Floorplan



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
980.26 ft<sup>2</sup>  
Reduced headroom  
6.48 ft<sup>2</sup>

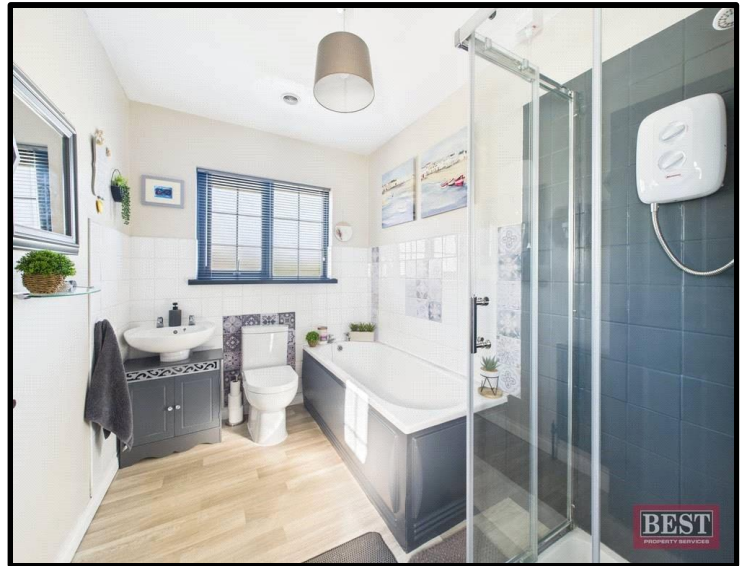
(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360





## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

### Viewing:

By appointment only

Our Office is Open 6 days a week  
Monday, Wednesday & Thursday  
Tuesday  
Friday  
Saturday

### Rates

£1,117.57 \*2024/2025 Subject to change

### 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/ukksi/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.

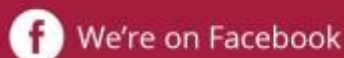
We reserve the right to conclude the sale of this property via the "Best and Final Offers" process. For more information please speak to an agent.

### 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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