

26 Cecil Street, Newry, Co. Down, BT35 6AU



Guide Price £149,950

MID TERRACE FOUR BEDROOM TOWNHOUSE

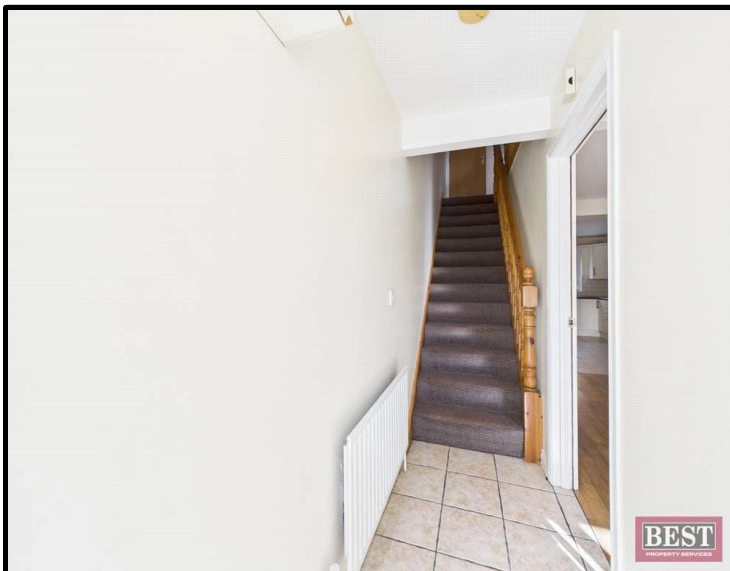
Introducing to the market this 4 bedroom mid-terrace townhouse which is located central to the city, just a 5 minute walk away from a number of local amenities.

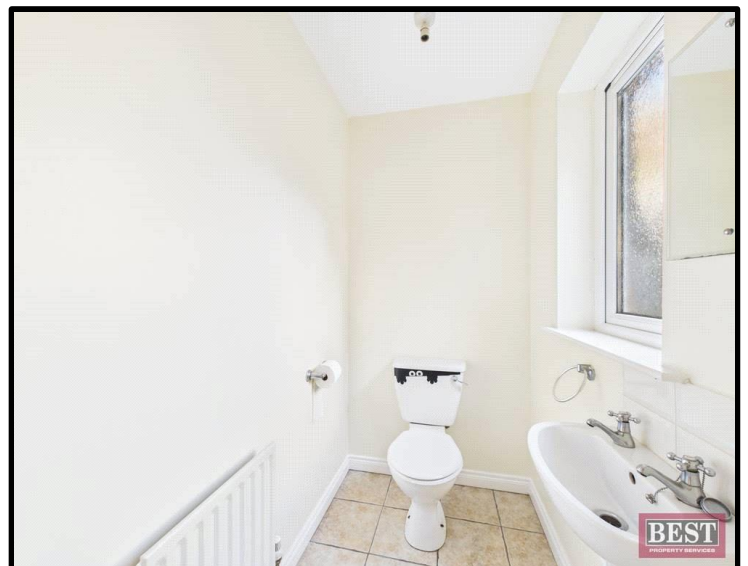
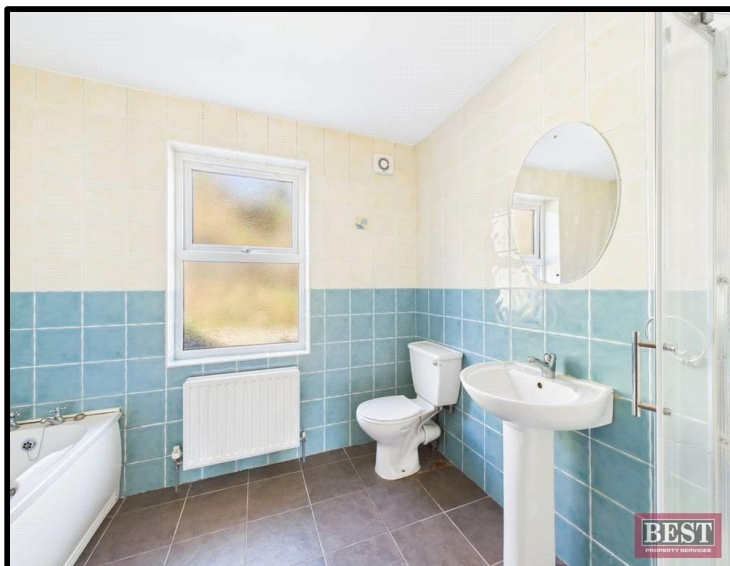
This property is over three floors and comprises of a spacious lounge with fireplace and an archway leading to the kitchen/dinette. The kitchen has a range of upper and lower level units with integrated electrical appliances. To the rear of the property you will find a separate w.c. and access to the rear yard. On the first floor there are two double bedroom and the family bathroom with a three piece suite. On the second floor there are a further two bedrooms.

The property also has an enclosed back yard.

No. 26 Cecil Street is an ideal purchase for first time buyers or investors alike.

- FOUR BEDROOM MID TOWNHOUSE IN CITY CENTRE
- Entrance Accommodation: Entrance Hall, Lounge, Kitchen/Dining Area, Separate W.C.
- First Floor Accommodation: Two Bedrooms, Family Bathroom.
- Second Floor Accommodation: Two Bedrooms.
- Oil Fired Central Heating. Pvc Double Glazing.

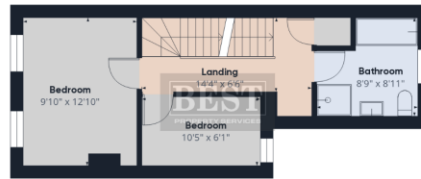




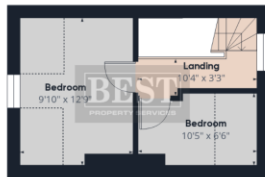
Floorplan



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾
1001.25 ft²
Reduced headroom
59.08 ft²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	65 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

£1263.34 *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/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.

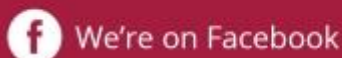
We reserve the right to conclude the sale of this property via the "Best and Final Offers" process. For more information please speak to an agent.

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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