

57 Dominic Street, Newry, County Down, BT35 8BN



Guide Price £149,950

FOUR BEDROOM CITY CENTRE TOWNHOUSE

Offering new to the market this spacious four bedroom mid terrace townhouse which provides an ideal opportunity for those seeking to purchase their first home or an investment within the locality.

Accommodation comprises on the ground floor of a large lounge fronting the property with a brick surround fireplace and wood burning stove. To the rear you will find a fully fitted kitchen with space for electrical appliances and a separate w.c. There is a door to the rear leading to a rear yard. On the first floor there are two generous sized bedrooms with built in wardrobes and the family bathroom. On the second floor you will find two further bedrooms.

The property comes complete with PVC double glazing, oil fired central heating and a secure rear yard.

Located on Dominic Street this property is within easy walking distance of the city centre and all local amenities and Newry train station, and the M1 north / south motorway routes are easily accessible.

Internal viewing is highly recommended to appreciate the potential within this property.

- FOUR BEDROOM TOWN HOUSE IN NEWRY CITY CENTRE
- Ground Floor Accommodation: Entrance Hall, Lounge, Kitchen, Separate W.C.
- First Floor Accommodation: Two Bedrooms, Family Bathroom, Hotpress
- Second Floor Accommodation: Two Bedrooms.
- Oil Fired Central Heating. Pvc Double Glazing.
- Enclosed yard to the rear.





Floorplan



Floor 1



Floor 2



Floor 3

Approximate total area[®]
1221.48 ft²

(1) Excluding balconies and terraces

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.

GIRAFFE360



Energy Performance Certificate

TBC

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.

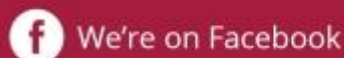
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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