

## 4 Fort Ridge, Newry, Co. Down, BT35 8XQ



**Offers Over £325,000**

New to the market!

We are pleased to offer new to the market this excellent 5 Bedroom Detached Family Residence situated within the ever-popular Fort Ridge Development.

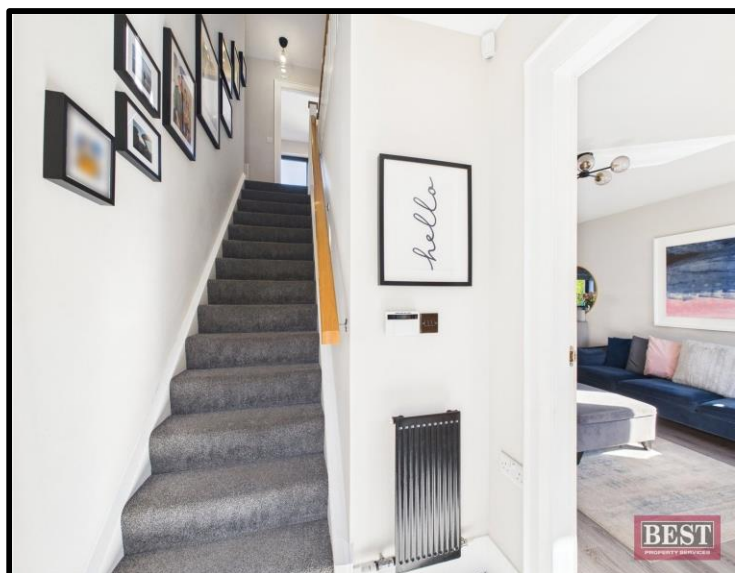
Offering generous family accommodation over three levels. The property comprises on the ground floor of a welcoming Entrance Hall with tiled flooring, the Lounge is located to the front of the property and has a wood burning stove with feature brick inset and partial wood panelling to feature walls. The Living Room is located to the front of the property and is open plan to the Kitchen/Dining Area. The Kitchen/Dining area is located to the rear of the property and has a range of upper and lower level units with electrical appliances integrated with double doors leading to the rear patio and garden. There is also a Utility Room adjacent to the Kitchen which has a range of upper and lower level units and is plumbed for a washing machine and tumble drier and a Separate W.C. On the First Floor there are 3 well-proportioned Bedrooms (One with an Ensuite Shower Room) and the Family Bathroom consists of a three piece suite. There is also a Home Office/Study on this level. On the Second Floor there are two generous sized bedrooms and a Shower Room with a three piece suite.

There are attractive grounds to the front, side and rear with a variety of plants and shrubs with a paved patio area to the rear and a beautiful pergola and decking area. There is timber fencing and hedging to the rear and side boundaries and a tarmac driveway with ample car parking to the front with wrought iron decorative railing to the front boundary.

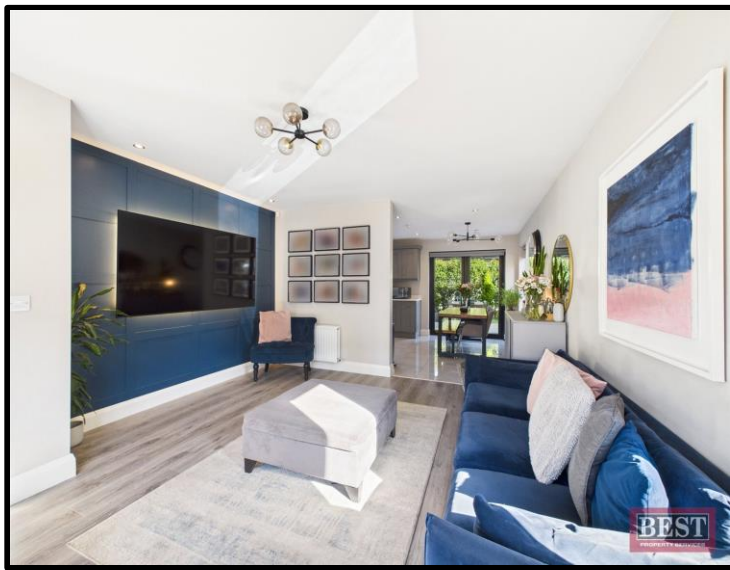
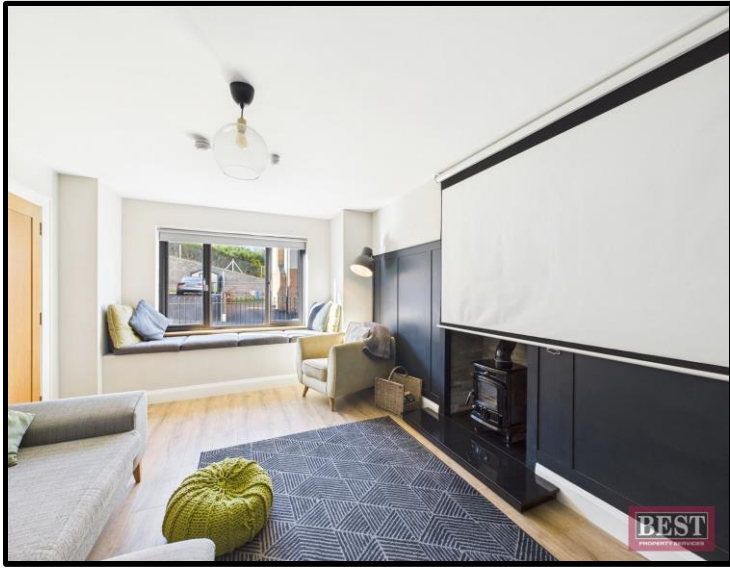
This home has a wealth of accommodation and is within proximity to many local amenities and main arterial routes for commuters with the A1/N1 being within a few minutes drive.

Viewing is highly recommended for this beautiful family home!

- EXCELLENT FIVE BEDROOM FAMILY HOME IN AN EXCELLENT LOCATION
- Ground Floor Accommodation: Entrance Hall, Lounge, Open Plan Kitchen/Dining Area/Living Area, Utility Room, Separate W.C.
- First Floor Accommodation: Three Double Bedrooms (one with Ensuite Shower Room), Home Office, Family Bathroom.
- Second Floor Accommodation: Two Double Bedrooms, Shower Room
- Gas Fired Central Heating. Pvc Double Glazing.
- Gardens laid in lawn to the rear with patio area and decking area. Pergola to the rear. Tarmac Driveway to the front.



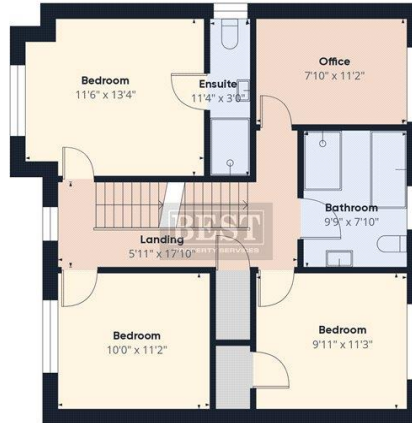




# Floorplan



Floor 1



Floor 2



Floor 3

Approximate total area<sup>®</sup>  
1887.79 ft<sup>2</sup>  
Reduced headroom  
57.74 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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	← 84 B	← 84 B
69-80	C		
55-68	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

### 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.

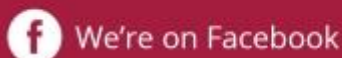
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

### 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



Tel: 028 3026 6811  
[info@bestpropertyservices.com](mailto:info@bestpropertyservices.com)  
[bestpropertyservices.com](http://bestpropertyservices.com)