

75 Dublin Road, Newry, Co. Down, BT35 8DD



Guide Price £350,000

New to the Market!

We are thrilled to present this stunning Four-Bedroom Detached Premium Family Home, perfectly situated along the desirable Dublin Road in Newry.

The property boasts a spacious and inviting entrance hall, with a large lounge at the front of the home. This room features wood flooring, a mahogany surround fireplace with an open fire, partial wood panelling on the walls, and beautiful ceiling coving with a rose feature. Sliding double doors from the lounge lead into a delightful sunroom at the rear of the property. From the lounge, double doors open into the kitchen/dining area. The kitchen is fully equipped with a Range Master cooker, along with a selection of upper and lower-level units and appliances, offering plenty of space for a large family dining table. Adjacent to the kitchen is a utility room with access to the rear of the property.

To the opposite side of the entrance hall, you'll find an additional living room, which could also be used as a downstairs bedroom if required. This level also includes a newly tiled shower room with a modern three-piece suite.

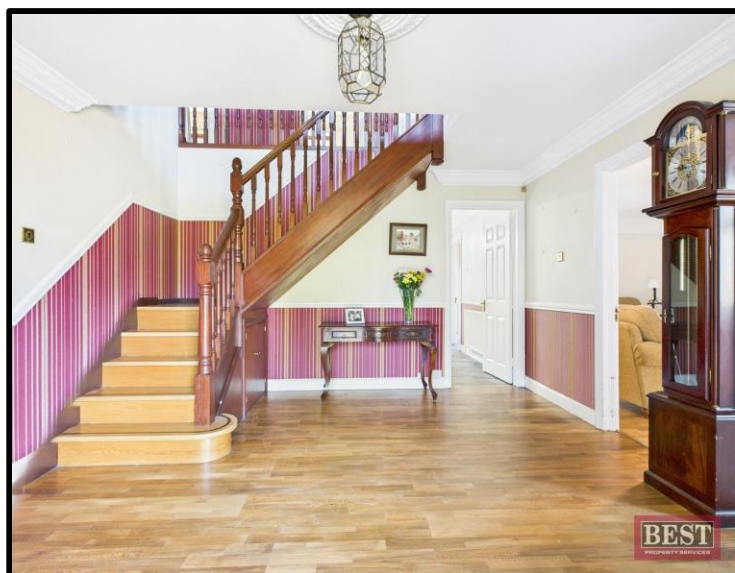
Upstairs, the generous landing provides access to four well-proportioned double bedrooms—two at the front of the house and two overlooking the rear garden. The master bedroom, located at the rear, benefits from an en-suite bathroom with a three-piece suite and a powerful shower. The family bathroom and hot press are also located on this level, and the roof space, accessible from here, offers abundant storage options.

Externally, the property is accessed through gates leading to a herringbone block-paved driveway, which extends to the front and side of the house. The front garden is laid in lawn, while the rear features a beautifully paved patio area, surrounded by mature plants and shrubs. There is also a detached block-built garage at the rear.

Perfectly located on the highly sought-after Dublin Road, the property is just minutes away from the main Belfast/Dublin A1-N1 Dual Carriageway and within walking distance of Newry City Centre, the shopping precinct, and all local amenities.

This home is a fantastic opportunity for a growing family.

- Four Bedroom / Three Reception Room Detached Family Home
- Conveniently located off the Dublin Road, Newry with superb access to both the city centre and A1 motorway
- Large driveway, detached garage and spacious rear garden
- Sun room, separate utility space, three bathrooms
- Ideal family home





Floorplan



Floor 1



Floor 2

Approximate total area⁽¹⁾

2268.72 ft²

Reduced headroom

6.87 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 are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	52 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

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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.

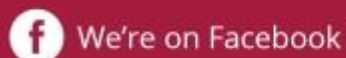
We reserve the right to conclude the sale of this property via the "Best and Final Offers" process. For more information please speak to an agent.

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
bestpropertyservices.com