

## 29 Ashgrove Park, Newry, Co. Down, BT34 1QL



**Asking Price £209,950**

**EXCELLENT FOUR BEDROOM SEMI DETACHED FAMILY HOME IN AN EXCELLENT LOCATION.**

Introducing new to the market, this well kept and maintained four bedroom property is located fronting the Ashgrove Road in Newry. Within walking distance of a host of Primary & Secondary Schools and a couple of minutes drive to the A1/N1.

On entering the property you will find an entrance hallway leading to the lounge which is located to the front of the house and has a feature fireplace with open fire and laminate flooring. To the rear of the property you will find a second living room with fireplace and open fire which overlooks the rear garden. The kitchen is fully fitted with a range of upper and lower kitchen units with electrical appliances installed with a pvc door leading to the rear gardens.

Upstairs there are four bedrooms (three double and one single bedroom) along with a with a fully fitted shower room with separate fully tiled shower cubicle.

Externally, to the front the property benefits a garden laid in lawn with hedging to boundaries and access to a single car garage. To the rear there is a larger flat garden laid in lawn with timber fencing to boundaries.

This property would make an ideal home for any first time buyer looking to get on the property ladder.

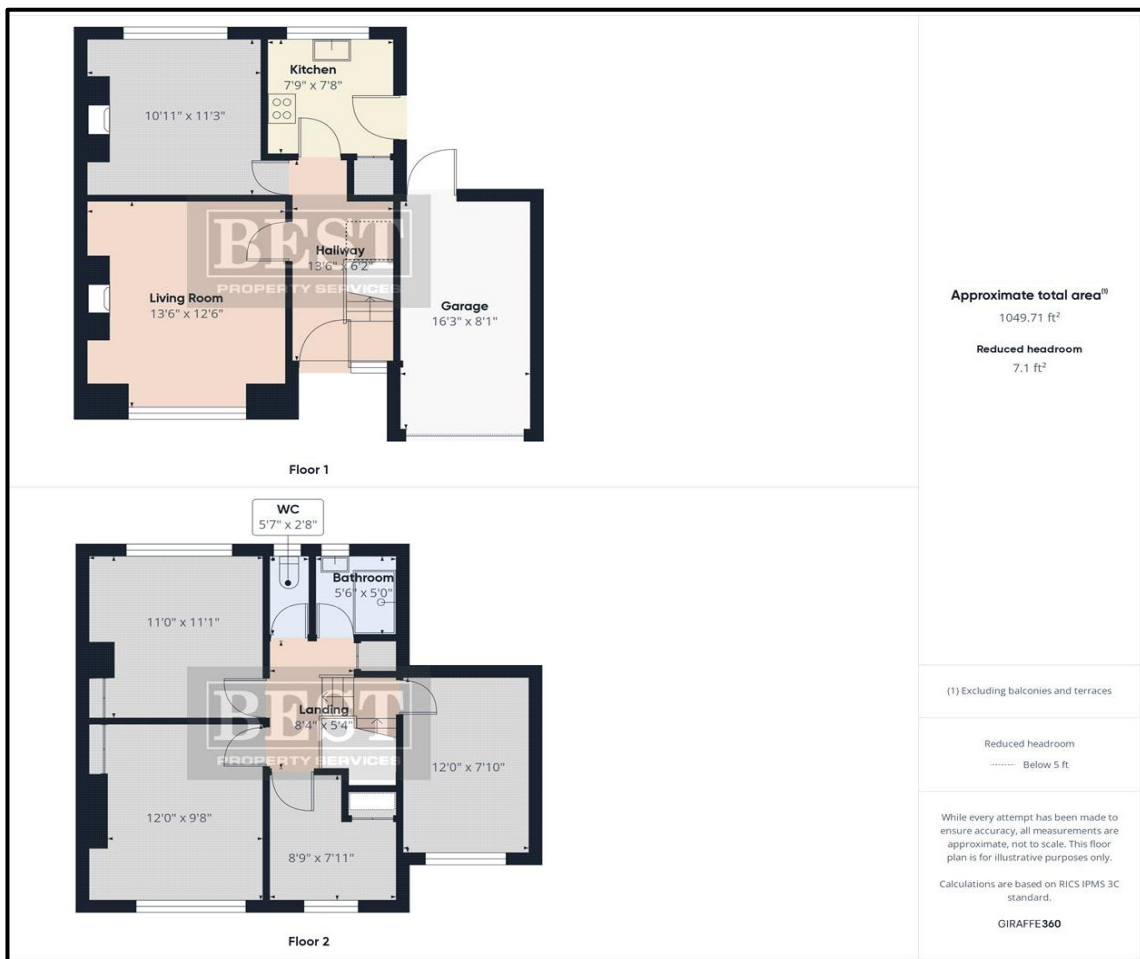
- EXCELLENT FOUR BEDROOM SEMI DETACHED FAMILY HOME IN AN EXCELLENT LOCATION.
- Ground Floor Accommodation: Entrance Hall, Lounge, Living Room, Kitchen.
- First Floor Accommodation: Four Bedrooms, Shower Room, Separate W.C.
- Oil Fired Central Heating. Pvc Double Glazing.
- Gardens laid in lawn to the front and rear. Garage. Boiler House.







## Floorplan



## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	64 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.

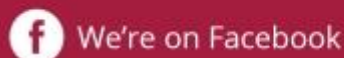
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

### 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



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