

RS.25.051

## 37 Chancellors Hall, Newry, BT35 8UZ



**Guide Price £289,950**

We are delighted to offer new to the market this four bedroom Detached Family Home which is presented in excellent decorative order throughout and is situated within a family friendly development.

This family home would ideally suit those seeking a low maintenance property in an excellent location just off the highly sought after Dublin Road, just a couple of minutes' drive to the main Belfast/Dublin A1-N1 Dual Carriageway with the additional benefit of being within close proximity to Newry City Centre, Shopping Precincts and Schools.

Internally the property consists of an Entrance Hall with tiled flooring and under stair storage along with a Separate W.C. The Lounge is located to the front of the property and has a faux fireplace with electric for future electric fire. In addition, there is laminate flooring and recessed lighting To the rear of the property you will find a beautiful open plan Kitchen/Dining/Living Area with tiled flooring and recessed lighting. There are a range of modern upper and lower-level units and integrated appliances. Adjacent to the Dinette you will find the Utility Room which has a range of modern units with plumbing for a washing machine and tumble drier with access to the rear yard and side garden.

On the First Floor, there are 4 generous sized bedrooms (the main bedroom has an Ensuite Shower Room with white Sanitary Ware). The rear bedroom is currently a Dressing Room with a bank of built in wardrobes and drawers. The family bathroom is located to the front of the property and consists of a three piece suite with a separate fully tiled shower cubicle. On the landing there is access to the roof space and the hot press and storage cupboard is located on this level.

Externally to the side and rear of the property there are gardens laid in lawn with brick walls and railing to boundaries with ample parking for several cars.

- EXCELLENT FOUR BEDROOM DETACHED FAMILY HOME IN A FAMILY FRIENDLY DEVELOPMENT
- Entrance Level Accommodation: Entrance Hall, Lounge, Open Plan Kitchen/Dining/Living Area, Utility Room, Separate W.C.
- First Floor Level Accommodation: Four Bedrooms (one with Ensuite Shower Room), Family Bathroom, Storage Cupboard.
- Oil Fired Central Heating. PVC Double Glazing.
- Brick walls and railing to boundaries.
- Ample parking for several cars. Gardens laid in lawn to the front and side of the property.
- Blinds included within sale.

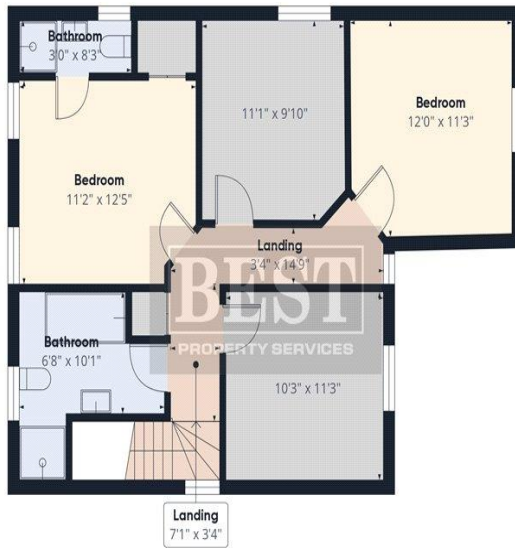




# Floorplan



Floor 1



Floor 2

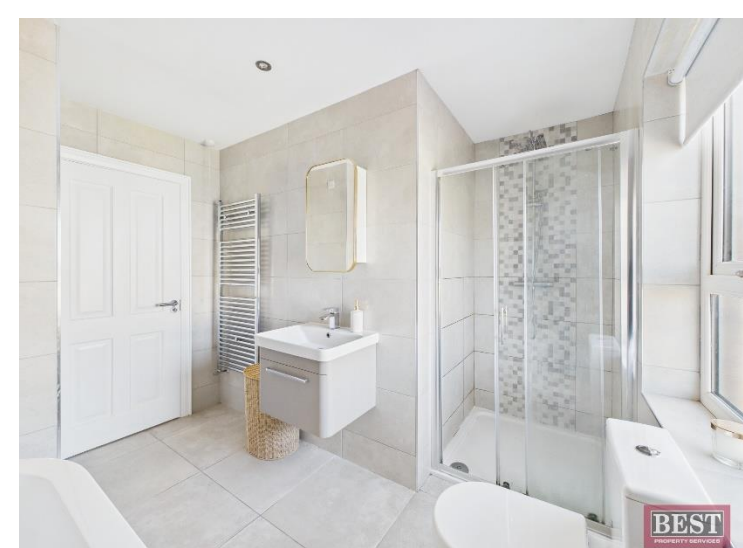
Approximate total area<sup>(1)</sup>  
1423.74 ft<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

GIRAFFE360





# Energy Performance Certificate

TBC

## Viewing:

By appointment only

## Opening Hours

Monday -Thursday 9-5:30

Friday 9-5

Saturday: By appointment only

## 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/ukxi/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.

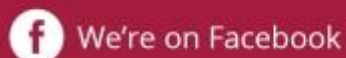
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

## 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)