

74 Derrymore Meadows, Bessbrook, BT35 7GA



Guide Price £169,950

NEW TO THE MARKET!

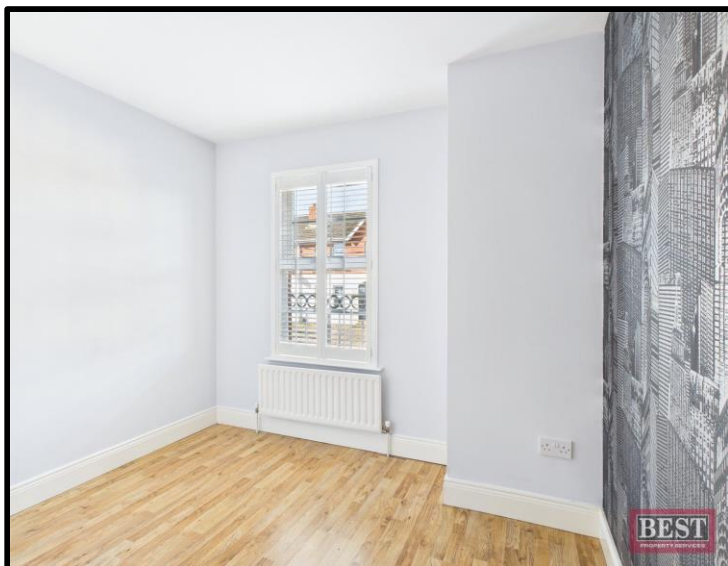
This three-bedroom mid terrace townhouse is located close to local amenities, including only a short walk to Derrymore Woods and a host of Primary and Secondary schools with the added benefit of being within a five minute drive to the Dublin/Belfast A1. This property would ideally suit a first time buyer or investors alike.

The ground floor interior benefits from a welcoming entrance hall with laminate flooring, the lounge is located to the front of the property and also has laminate flooring and feature fireplace with a wood burning stove. Double doors leads to the kitchen/dining area which has a range of fitted units and integrated appliances and double doors leads to the rear garden. On the First Floor there are three generous sized bedrooms, and the family bathroom is located on this level and has a three piece suite.

Externally this property has a rear garden laid in lawn with timber fencing to boundaries, there is also off street parking to the front with a tarmac driveway.

Directions; From Newry take the Camlough Road and travel for 2.5 miles and turn right onto the Green Road opposite St Pauls Secondary School and Derrymore Meadows is 0.4 miles along on the right hand side

- EXCELLENT THREE BED MID TOWNHOUSE NEW TO THE MARKET
- Ground Floor Accommodation: Entrance Hall, Lounge, Kitchen/Dining Area.
- First Floor Accommodation: Landing, Hotpress, Three Bedrooms, Bathroom.
- Oil Fired Central Heating. Pvc Double Glazing.
- Internal shutter blinds.
- Tarmac driveway to the front. Garden laid in lawn to the rear with timber fencing to boundaries.



Floorplan



Ground Floor



Floor 2

Approximate total area⁽¹⁾
916.13 ft²
Reduced headroom
15.69 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

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.

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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.

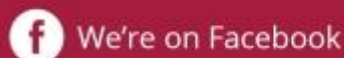
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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