

**76 St. Moninna Park, Killeavy, BT35 8TL**



**Guide Price £135,000**

**EXCELLENT THREE BEDROOM SEMI DETACHED HOME FOR SALE WITH THE ADDITIONAL BENEFIT OF PLANNING PERMISSION GRANTED FOR A TWO STOREY EXTENSION UNDER PLANNING REFERENCE LA07/2024/0577/F**

We are delighted to welcome new to the open market this three bed semi detached home which occupies a corner site in St Monnina Park and is perfect for first time buyers and investors alike.

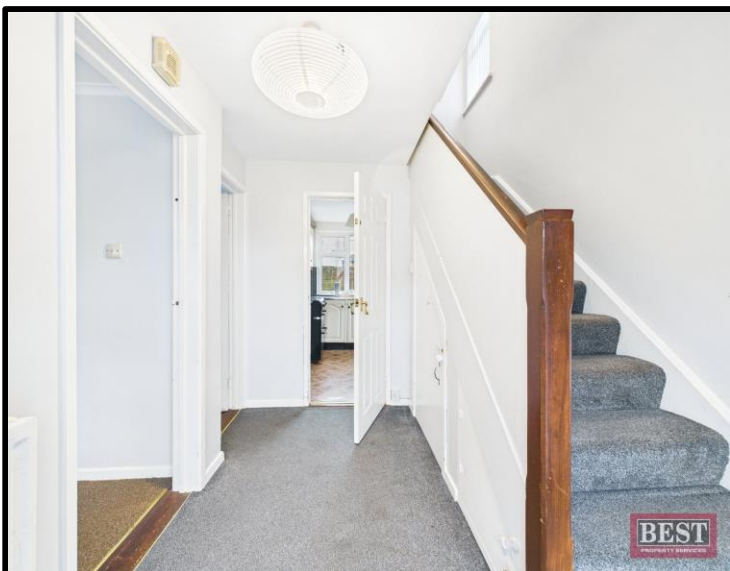
Accommodation comprises on the ground floor of the entrance hall with under stair storage and carpet on the stairs. The Lounge is located to the front of the property and the living room is located to the rear of the property and has a tile surround fireplace with an open fire and fitted units either side of the fireplace. The Kitchen is also located to the rear of the property and has a range of upper and lower level units with electrical appliance and pvc door leading to the rear garden.

Upstairs there are three generous sized bedrooms all with carpet flooring and built in storage and the family bathroom consists of a three piece suite with shower attachment over the bath.

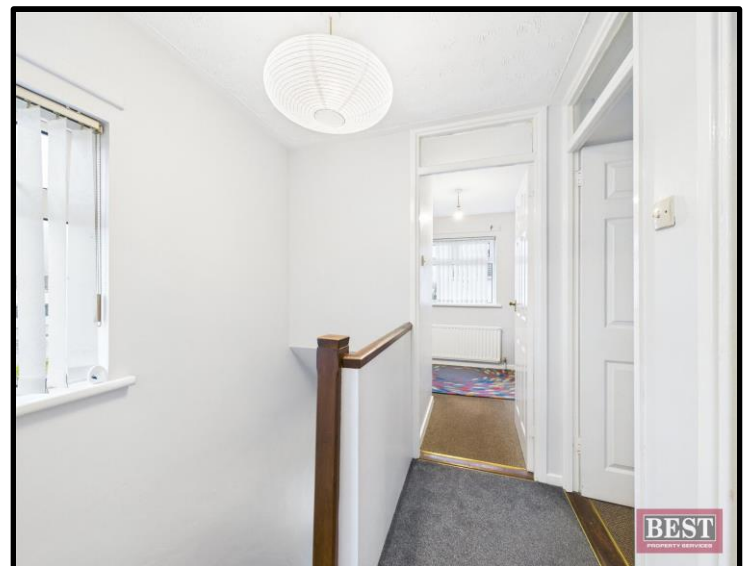
Externally, the property has ample parking to the front with a gardens laid in lawn to the front and rear. There is a block built shed and an additional timber shed which is very useful for storage.

The property is within the village of Meigh with plenty of local amenities and there are excellent transport links to Newry City Centre. Location: From Newry take the Forkhill Road and travel into the Village of Meigh. Turn left into St Monnina and No 76 is situated at the back of the estate.

- **EXCELLENT THREE BEDROOM SEMI DETACHED HOME IN MEIGH VILLAGE**
- Entrance Level Accommodation: Entrance Hall, Lounge, Living Room, Kitchen.
- First Floor Level Accommodation: Landing, Three Bedrooms, Bathroom.
- Oil Fired Central Heating, Pvc Double Glazing.
- Gardens laid in lawn to the front and rear. Shed to the rear.
- Blinds included within sale.







# Floorplan



Ground Floor



Floor 2

Approximate total area<sup>(1)</sup>  
793.63 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.

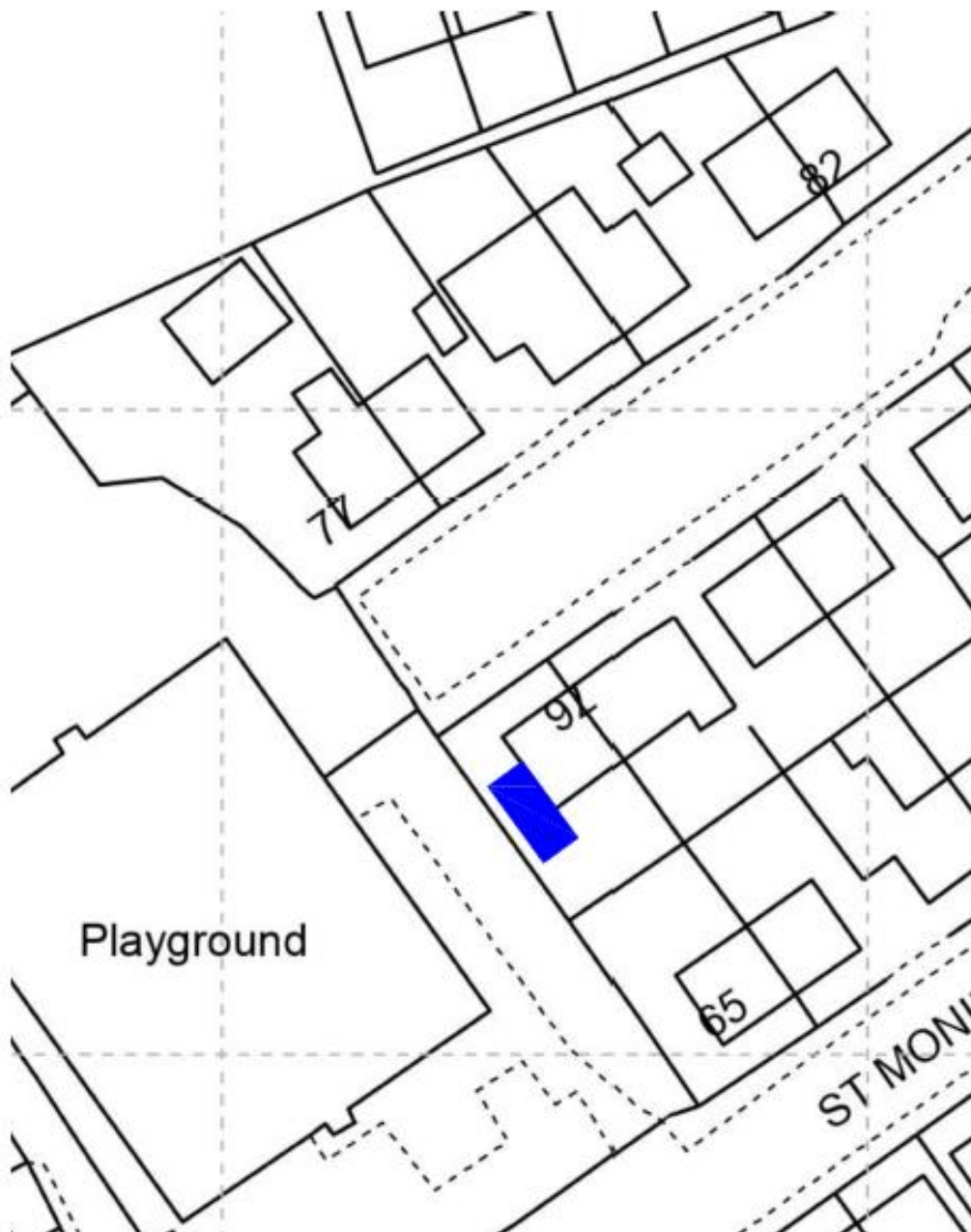
GIRAFFE360











Blue shading indicates two storey side extension



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B	Blue shading amended	RM	JL	06DEC24
A	Blue shading amended	RM	JL	20NOV24
Revision	Description	Drawn	Checked	Date

Drawing No.

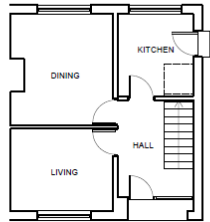
2123.05(B)

Client  
Project

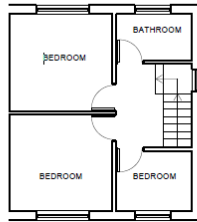
Cathal O'Rourke  
Extension to 76 St. Monina Park, Meigh

Drawing  
Scale  
Drawn/Checked  
Date

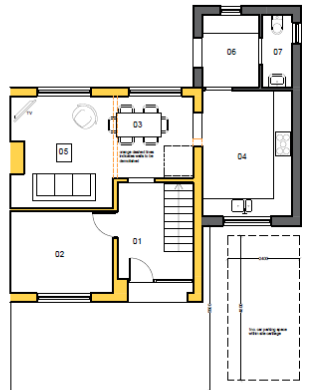
Proposed Site Block Plan  
1:500 @ A4  
RM.JL  
23 May 2024



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

- 01. hall
- 02. snug
- 03. dining
- 04. kitchen
- 05. living
- 06. boot room
- 07. utility



PROPOSED FIRST FLOOR PLAN

- 01. half landing
- 02. landing
- 03. bedroom
- 04. bathroom
- 05. main bedroom
- 06. ensuite

D	GF option confirmed by client	RM	JL	06 DEC 20
C	Layout amended as per client email + 2nd GF option added	RM	JL	26NOV2021
B	Plan revised to provide extension to rear	RM	JL	26NOV2021
A	Plans amended following planning feedback	RM	JL	26NOV2021
Revision	Description	Drawn	Checked	Date



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Drawing No. **2123.03(D)**  
Client: Cathal O'Rourke  
Project: Extension to 75 St. Moninna Park, Meigh  
Drawing: Existing and Proposed Plans

Scale: 1:100 @ A3  
Drawn/Checked: RM/JL  
Date: 15 April 2024



554 x 1169 mm



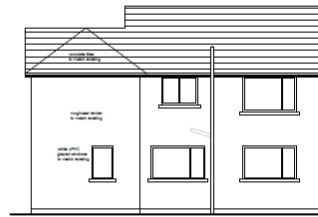
EXISTING FRONT ELEVATION NW facing



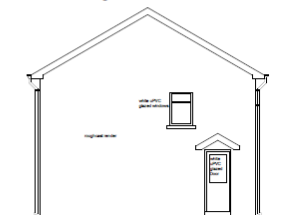
PROPOSED FRONT ELEVATION NW facing



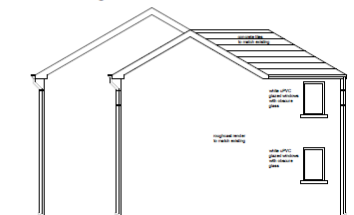
EXISTING REAR ELEVATION SE facing



PROPOSED REAR ELEVATION SE facing



EXISTING SIDE ELEVATION SW facing



PROPOSED SIDE ELEVATION SW facing

B	Elevations amended to reflect revised Plans	RM	JL	06DEC2024
A	Elevations amended following planning feedback	RM	JL	19NOV2024
Revision	Description	Drawn	Checked	Date



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Drawing No. **2123.04(B)**  
Client: Cathal O'Rourke  
Project: Extension to 75 St. Moninna Park, Meigh  
Drawing: Existing and Proposed Elevations

Scale: 1:100 @ A3  
Drawn/Checked: RM/JL  
Date: 15 April 2024





## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	71 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.

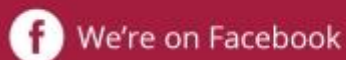
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

### 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



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