

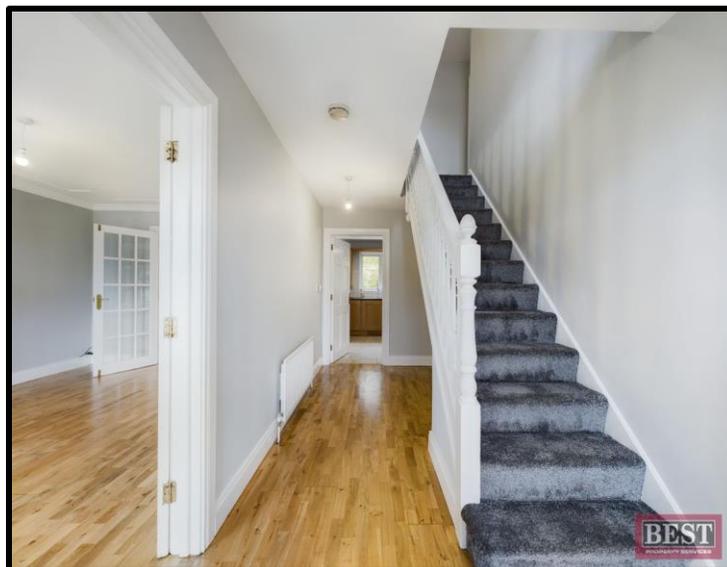
## 104 Knockdarragh, Newry, BT34 2GB

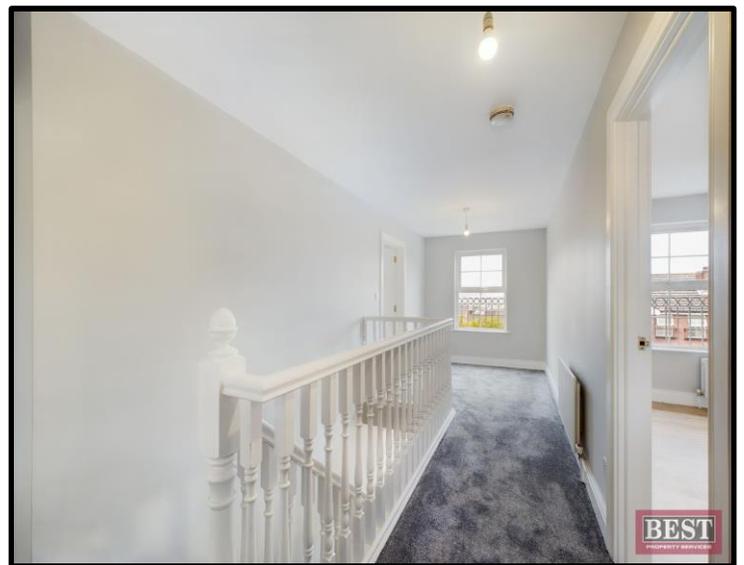


**Guide Price £274,950**

Introducing to the market a detached four-bedroom home in the popular Knockdarragh development in Newry. This property sits on an elevated site with incredible views over the city. The property has been recently refurbished throughout with newly painted walls and doors, new carpet and landscaped. The home is comprised of a living room with fireplace and double doors leading to a kitchen / dining room with plenty of space for a large dining table. The dining area has sliding doors for access to the rear patio whilst the tiled kitchen has a range of upper and lower units, appliances and a breakfast bar. Off the kitchen you will find a separate utility room with further storage units, access to the rear and a downstairs w/c for convenience. Upstairs the master bedroom to the front of the property comes with an ensuite bathroom, there are an additional 2x double bedrooms and 1x single bedroom along with the tiled house bathroom which includes a shower and separate bath. Externally to the front of the house there is a well-kept lawn and driveway with room for several cars. The property has an integrated garage with roller doors and direct access to the house. To the rear there is secure, gated side access on both sides and a patio garden with a sloped lawn. This house would make a perfect family home in a desirable residential area.

- Detached Four Bedroom Home
- Located in a desirable residential area
- Recently refurbished
- PVC Windows and Doors / Oil Fired Central Heating

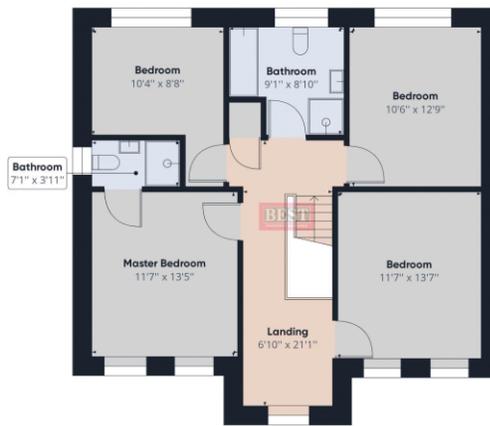




# Floorplan



Ground Floor



Floor 2

Approximate total area<sup>(1)</sup>  
1620.66 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.

GIRAFFE 360



## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	66 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.

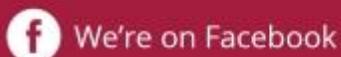
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

### 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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