

## 3 Ardaveen Mews, Newry, BT35 8UX



**Asking Price £195,000**



New to the market!

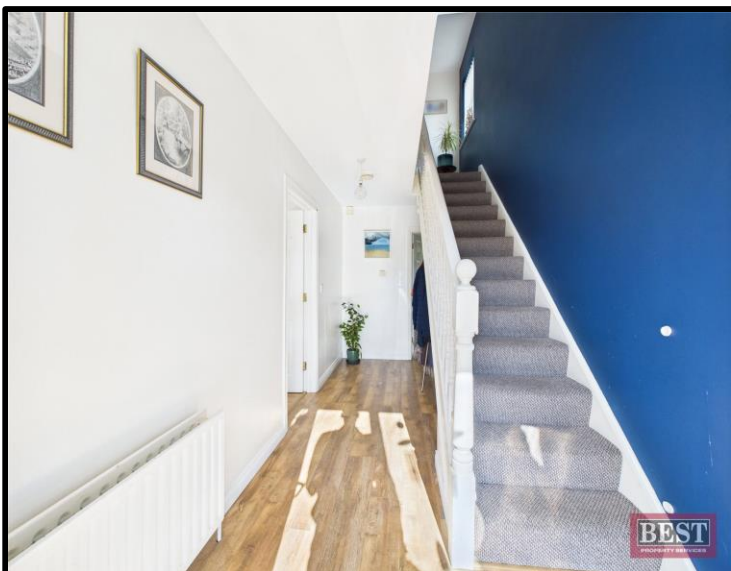
Occupied by the current vendors since 2015, this three bed semi detached property is located in a quiet cul-de-sac off the old Dublin Road. The property is close to all local amenities, is only minutes from the Dublin/Belfast A1 and is within the catchment area for leading local primary and secondary schools.

Accommodation comprises on the ground floor of an entrance hall with laminate flooring and separate w/c with a white two piece suite. The lounge is located to the front of the property and has a feature fireplace with open fire open planned through to the kitchen with dining space. The kitchen has a range of upper and lower level units and the utility room is adjacent with plumbing for white goods with access to the rear garden.

Upstairs the landing is spacious and there are three generous sized bedrooms, the master bedroom benefits from an ensuite shower room and the family bathroom has a three piece suite and separate shower cubicle with an electric shower.

Externally the property has a tarmac driveway with ample parking and garden laid in lawns. To the rear there is an enclosed garden laid in lawn with timber fencing to boundaries.

- EXCELLENT SEMI DETACHED FAMILY HOME WITHIN A FAMILY FRIENDLY DEVELOPMENT
- Ground Floor Accommodation: Entrance Hall, Open Plan Lounge/Kitchen/Dining Area, Utility Room, Separate W.C.
- First Floor Accommodation: Three generous sized Bedrooms (one with Ensuite Shower Room), Family Bathroom, Hotpress.
- Oil Fired Central Heating. Pvc Double Glazing.
- Tarmac driveway with parking to the front.
- Gardens laid in lawn to the rear with timber fencing to boundaries.

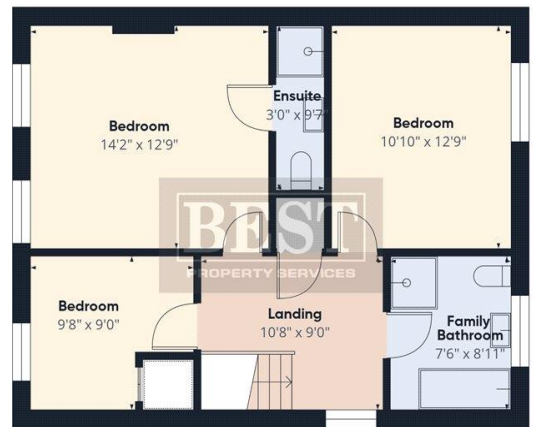




# Floorplan



Ground Floor



Floor 2

Approximate total area<sup>(1)</sup>  
1186 ft<sup>2</sup>  
Reduced headroom  
10 ft<sup>2</sup>

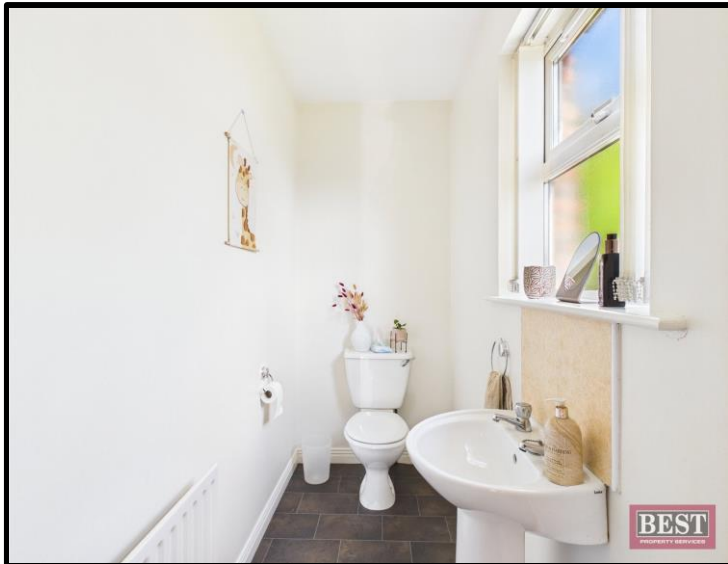
(1) Excluding balconies and terraces

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	70 C
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



Tel: 028 3026 6811  
[info@bestpropertyservices.com](mailto:info@bestpropertyservices.com)  
[bestpropertyservices.com](http://bestpropertyservices.com)