

## 5 Orior Road, Newry, Co. Down, BT35 6EL



**Asking Price £179,950**

New to the market!

We are delighted to present new to the market a beautifully presented and well maintained three bedroom end of terrace townhouse situated in a prime location in Newry City Centre.

No. 5 offers a welcoming entrance hall with tiled flooring and an oak staircase with under stair storage and ceiling coving. To the left hand side you will find the lounge which has wood flooring and a brick surround fireplace with open fire and decorative shelving with underlighting. Double doors to the rear lead to a beautiful paved patio area. The kitchen/dining area is located to the rear and sweeps to the front of the property and consists of a wide range of upper and lower level modern fitted units with a quartz worktop and breakfast bar. Integrated dishwasher, hob, oven, fridge, freezer and wine cooler. The rear hallway is adjacent to the kitchen and has access from the front of the property and the rear of the property.

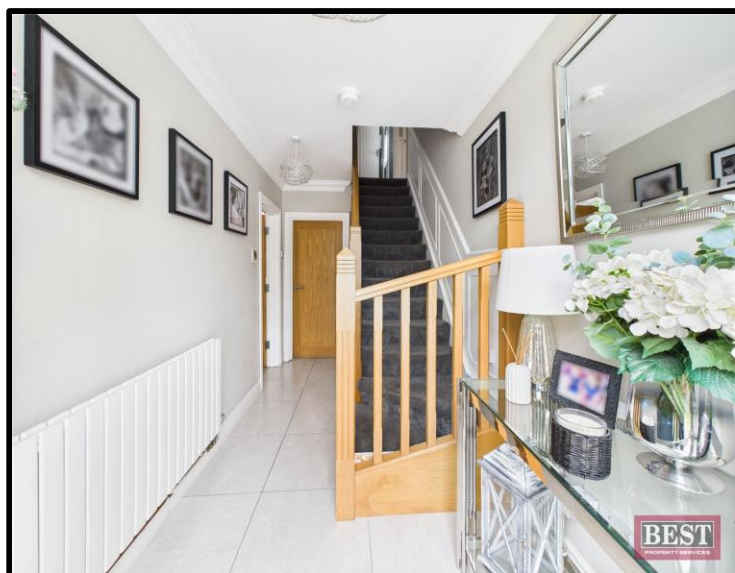
On the first floor there are three generous sized bedrooms (one of which has a dressing room and is also plumbed for an ensuite shower room if required). The family bathroom is located to the rear of the property and consists of a three piece suite with vanity sink unit and separate fully tiled shower cubicle. There is also a freestanding bath. Access to the roofspace storage is accessible via a slingsby ladder and the roofspace is floored with additional storage space.

Externally there are low maintenance gardens to the front laid in lawn with additional garden area to the rear to include a beautiful patio with timber fencing to boundaries with external lighting. There is also a block built shed which is plumbed for a washing machine and tumble drier. In addition to this there are a number of miscellaneous stores to the rear. Tarmac driveway to the front with ample parking for several cars.

This property offers an excellent opportunity to acquire a family home in this sought after location and is within the catchment area for a host of local Primary & Secondary Schools and close to all local amenities.

Early viewing is highly recommended!

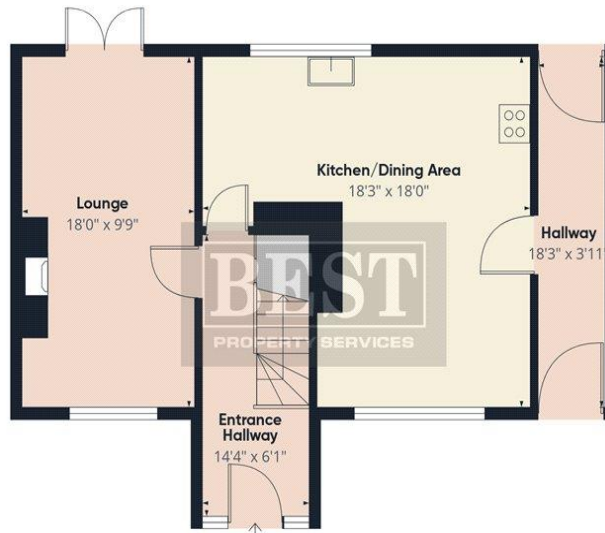
- SUPERIOR END OF TERRACE TOWN HOUSE FOR SALE IN NEWRY CITY.
- Ground Floor Accommodation comprises: Entrance Hall, Lounge, Kitchen/Dining Area, Rear Hallway.
- First Floor Accommodation comprises: Three generous sized bedrooms (one with walk in dressing room which is plumbed for an ensuite shower room if required). Family Bathroom
- Access to roofspace via slingsby ladder. Laminate flooring and Velux window. Additional storage space.
- Gas Fired Central Heating. Pvc Double Glazing. Pvc Front and rear doors.
- Garden laid in lawn to the front. Paved patio area to the rear. Additional garden space to the rear.
- Block Built Utility Store to the rear with plumbing for white goods. Additional stores to the rear suitable for a variety of uses.







# Floorplan

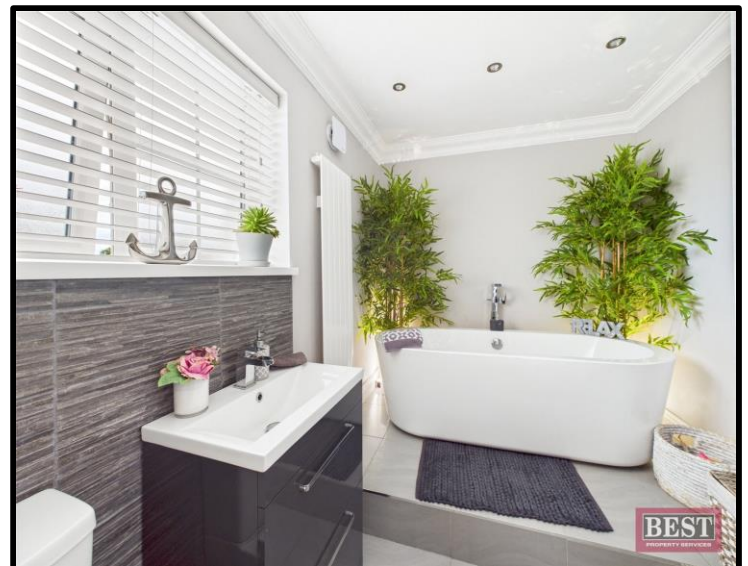
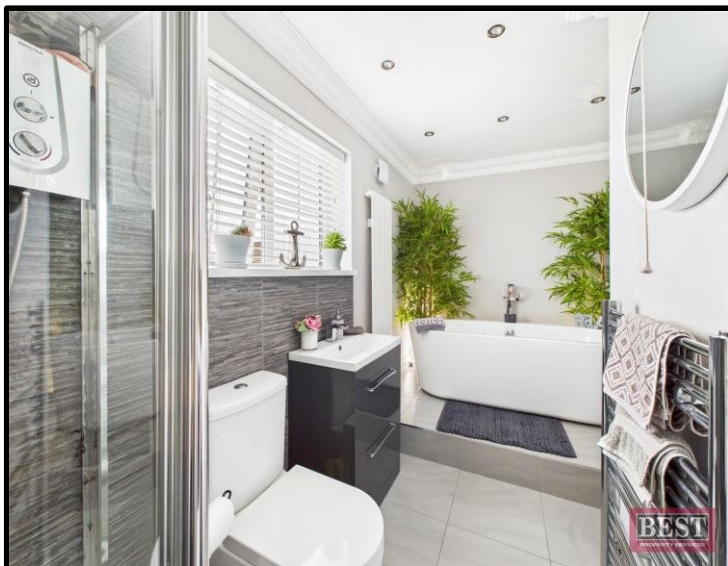


Ground Floor



Floor 2









## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 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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