

8 Lough Road, Mullaghbawn, BT35 9XP



Asking Price £349,000

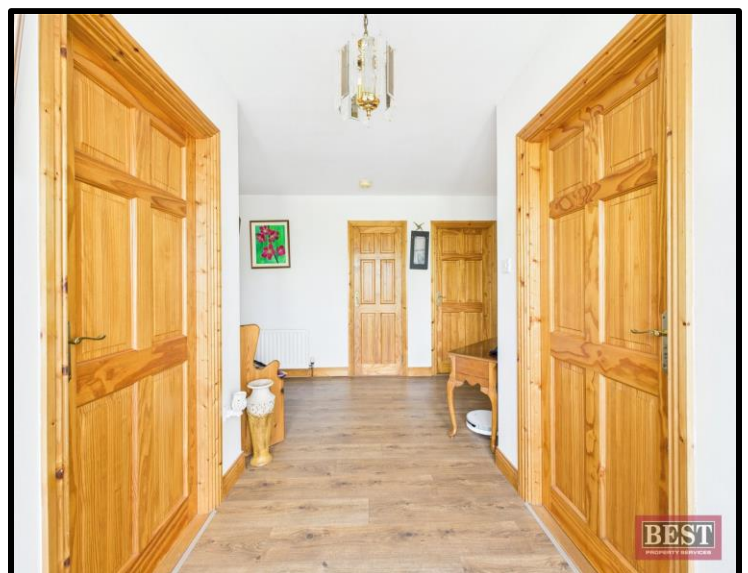
SPLENDID DETACHED FIVE BEDROOM FAMILY HOME

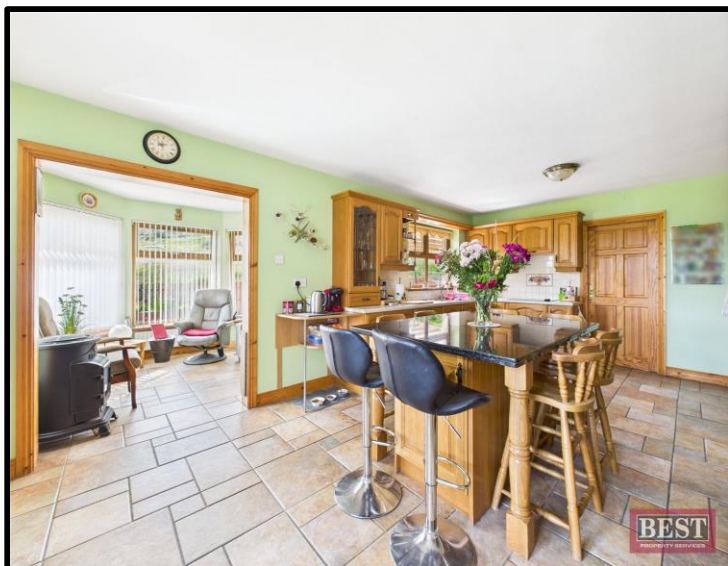
This exceptional family home sits on a countryside plot approximately a 20 minute drive from Newry City Centre and would make a fantastic home for a growing family. On entering the property you will find a bright entrance hall with laminate flooring and a walk in hotpress. The lounge is located to the front of the property and has carpet flooring with a feature fireplace and decorative inset. The home office is located to the front of the property also and has carpet flooring. Moving to the rear you will find the open plan kitchen/dining area which has a range of upper and lower level units and leads to the sunroom to the rear. Adjacent to the kitchen there is a fully fitted utility room with access to the rear decking and concrete yard. Moving down the main entrance hall you will find the family bathroom which consists of a coloured suite along with five double bedrooms all with carpet flooring and two of which have ensuite shower rooms. On this level there is a double bedroom and separate fully tiled shower room with three piece suite and a walk in hotpress.

Externally the property has a tarmac driveway with room for several cars. Gardens are laid in lawn to the front with a fantastic selection of plants, shrubs and flowers and fantastic views toward the surrounding countryside. There is a concrete yard to the rear of the home with a covered decking area. Also to the rear you will find the boiler store.

Viewing is highly recommended for this excellent family home!

- EXCELLENT FIVE BEDROOM DETACHED BUNGALOW LOCATED ON THE OUTSKIRTS OF MULLAGHBAWN
- Accommodation comprises: Entrance Hall, Lounge, Home Office, Five Double Bedrooms (two of which consist of Ensuite Shower Rooms), Family Bathroom, Kitchen/Dining Area, Sunroom, Utility Room.
- Oil Fired Central Heating, Pvc Double Glazing. Boiler Store.
- Pine internal doors, skirting and architraves.
- Gardens laid in lawn to the front with an array of plants, shrubs and flowers.
- Concrete yard to the rear with covered decking area.





Floorplan









Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	64 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



Tel: 028 3026 6811
info@bestpropertyservices.com
bestpropertyservices.com