

8 Toragh Park, Newry, BT34 2QS



Guide Price £147,500

Welcoming new to the open market, this three bedroom end of terrace townhouse offering living and bedroom accommodation over three floors. This split level property is positioned in a quiet location just off the Old Warrenpoint Road in Newry City Centre.

On entrance level the accommodation comprises of 2 double bedrooms with built in wardrobe and carpet flooring. The stairs leading to the mezzanine level are carpeted and you will find an entrance hall accessible also via the rear of the property. The kitchen/dining area is on this level and has a range of upper and lower level units with electrical appliances included and plumbing for a washing machine. The family bathroom is located on this level and has a two piece suite and electric shower over the bath with a separate w.c. Bedroom three is located on the next level and is to the front of the property along with the Lounge which has feature fireplace with carpet flooring and ceiling coving.

Externally there is a garden laid in lawn to the front and to the rear there is gardens laid in lawn with shrubs and plants.

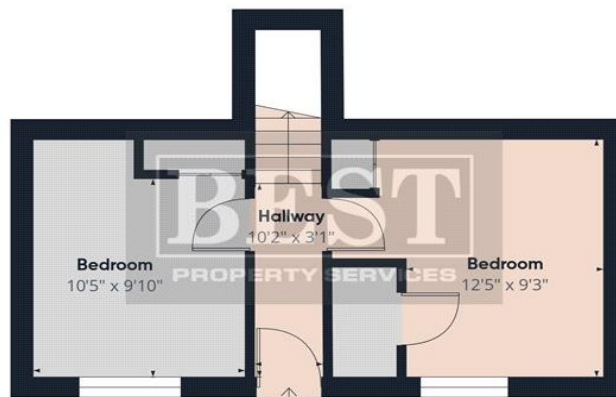
Conveniently located within the catchment area for local schools, and there are many local amenities within close proximity

- EXCELLENT END OF TERRACE TOWN HOUSE WITHIN WALKING DISTANCE OF THE CITY CENTRE
- Ground Floor Level Accommodation: Entrance Hall, Two Double Bedrooms.
- Mezzanine Level Accommodation: Kitchen/Dining Area. Family Bathroom, Cloakroom, Separate W.C.
- First Floor Level Accommodation: Lounge, Double Bedroom.
- Oil Fired Central Heating. Mahogany Double Glazing.
- Intruder alarm installed.
- Gardens to the front laid in lawn. Gardens to the rear laid in lawn with rear access to parking area.





Floorplan



Floor 1



Floor 2



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	52 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