

14B Carrivekeeney Road, Newry, BT35 7LU



Asking Price £319,950

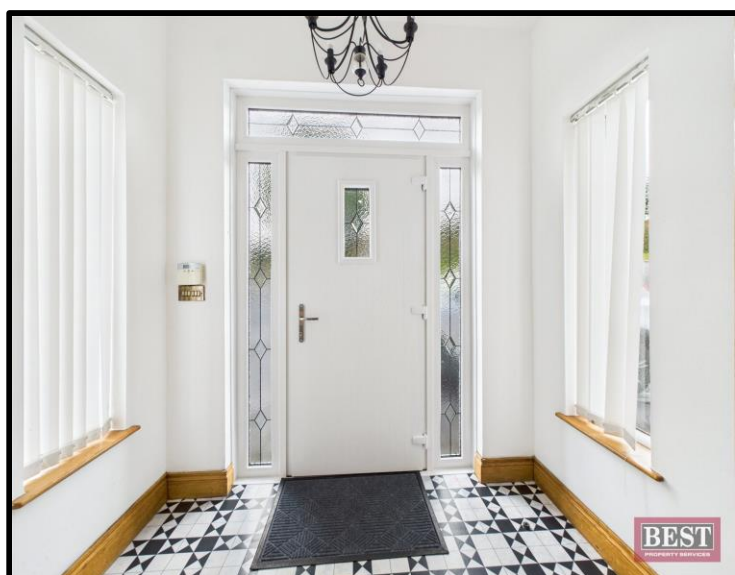
We are delighted to introduce new to the market a substantial detached four-bedroom split level family home located just off the Chancellors Link Road to A1 Dual Carraigeway.

The property includes a welcoming entrance porch with tiled flooring which leads on through to the main hallway which has wooden flooring. The lounge is located to the front of the property and has a brick fireplace with wood burning stove and wooden flooring. To the left of the main hallway you will find the kitchen/dining/living area which has a full range of modern upper and lower level units and island with electrical appliances included. The vaulted ceiling has velux windows and double doors lead to the side patio. Additionally on this level you will find a separate w.c, cloakroom and store room. On the lower level there are four double bedrooms (three of which have fully tiled ensuite shower rooms and dressing rooms/built in wardrobes). The main family bathroom is fully tiled and consists of a three piece suite and jacuzzi bath. The utility room is located on this level and has a range of cupboards and shelving with a single drainer stainless steel sink and a storage cupboard with access to the rear of the property.

Externally to the boundaries there is a timber fence and hedging along with gardens to the side and rear laid in lawns. To the front and side there is ample parking along with a detached garage.

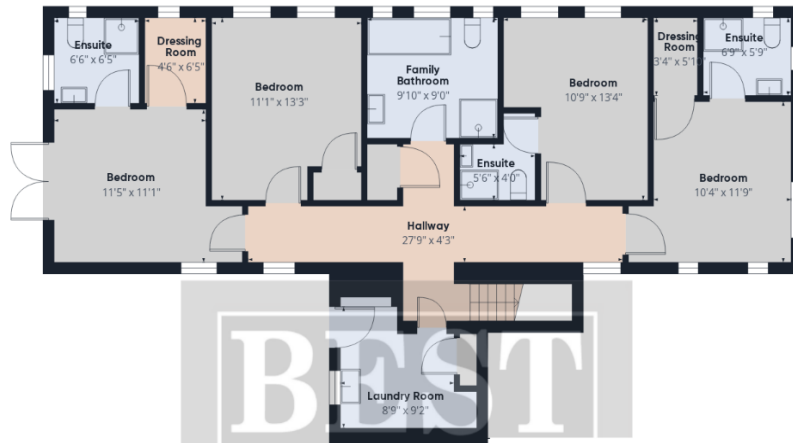
Viewing is highly recommended!

- EXCELLENT FOUR BEDROOM SPLIT LEVEL FAMILY HOME
- Entrance Level Accommodation: Entrance Hall, Separate W.C., Cloakroom, Lounge, Kitchen/Dining Area, Store Room.
- Lower Level Accommodation: Four Double Bedroom (Three of which have with Ensuite Shower Rooms and Dressing Rooms/Built in Wardrobe), Family Bathroom, Utility Room.
- Oak internal doors, skirting and architraves. Pine staircase. Wired for intruder alarm.
- Oil Fired Central Heating. Pvc Double Glazing.
- Detached Garage. Patio area to the side.
- Tarmac driveway to the front, concrete drive to the side and rear.
- Gardens to the side and rear laid in lawn with timber fencing and hedging to boundaries.

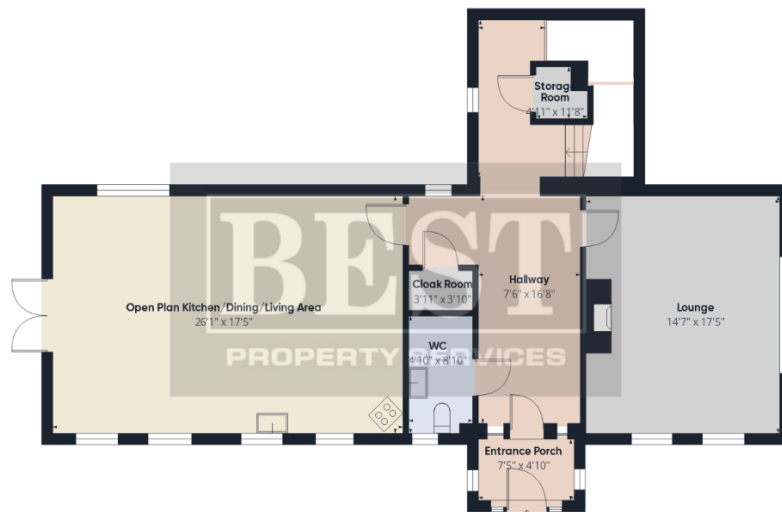




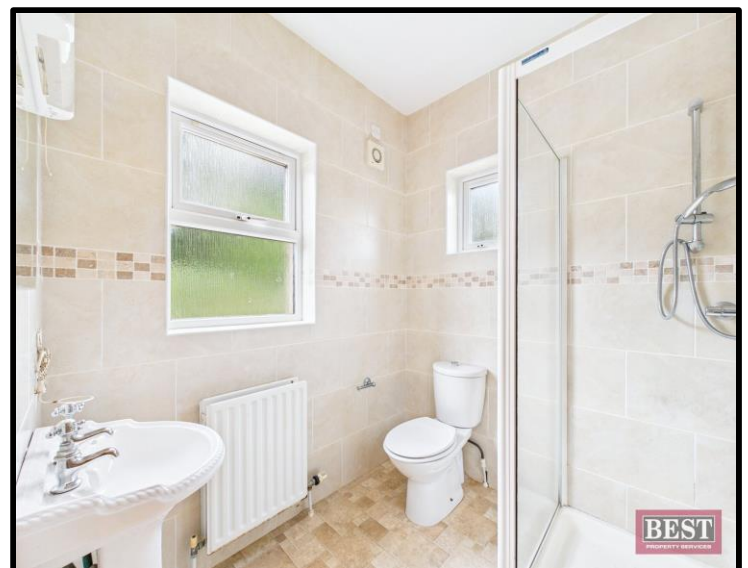
Floorplan



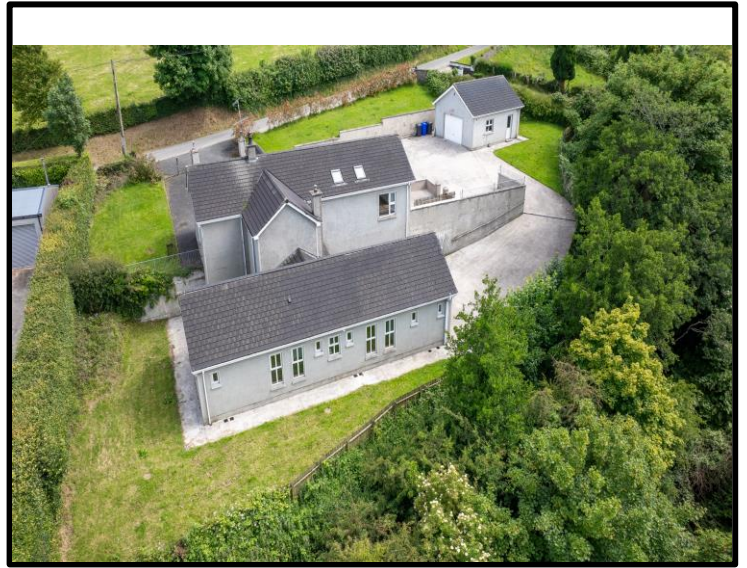
Floor 1



Floor 2







Energy Performance Certificate

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

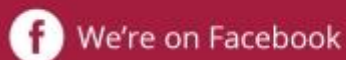
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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