

## 18 Ballinlare Court, Newry, Co. Down, BT35 8BF



**Offers Over £205,000**

Introducing 18 Ballinlare Court, a well-maintained three-bedroom family home offering spacious living in a quiet, established development. This superb property is ideal for families or first-time buyers looking for home in a convenient location.

As you enter, you're greeted by a bright hallway with tiled flooring and under-stair storage, perfect for everyday practicality.

To the right of the hall, the lounge features laminate flooring, a modern electric feature fireplace, custom shelving with built-in storage, and spotlighting—a warm and inviting space for relaxing or entertaining.

To the rear of the home, the kitchen/dining area has a host of modern fitted upper and lower level units with a range of integrated appliances including a gas hob, built-in oven and dishwasher with space for a large fridge/freezer. An additional window in the roof adds plenty of natural light to the space and there is access to the rear garden.

The separate utility room includes tiled flooring, space for a washing machine and tumble dryer and storage unit.

A modern downstairs shower room completes the ground floor, featuring floor-to-ceiling tiling.

On the first floor you will find 3 bedrooms, all with laminate flooring and built in wardrobes. The family bathroom is finished with floor-to-ceiling tiles, and features a shower over bath, vanity sink unit, WC and a heated towel radiator. A hot press and airing cupboard are conveniently located just outside the bathroom. Access to the attic is located on the landing.

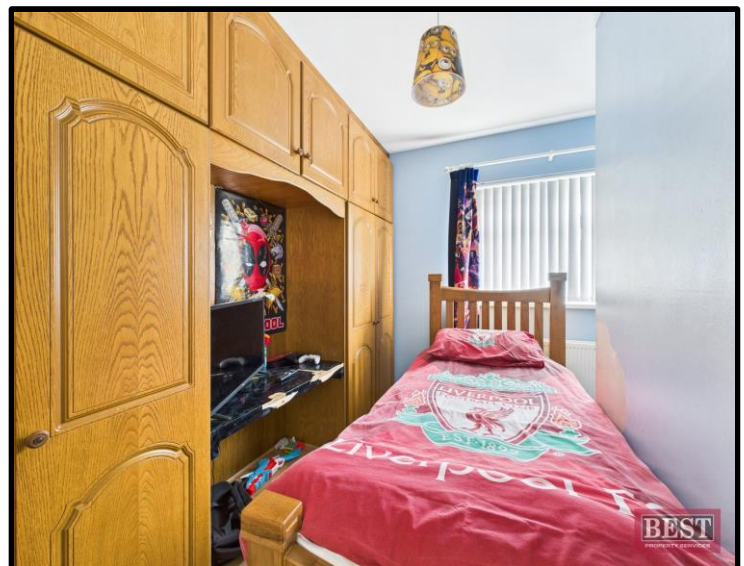
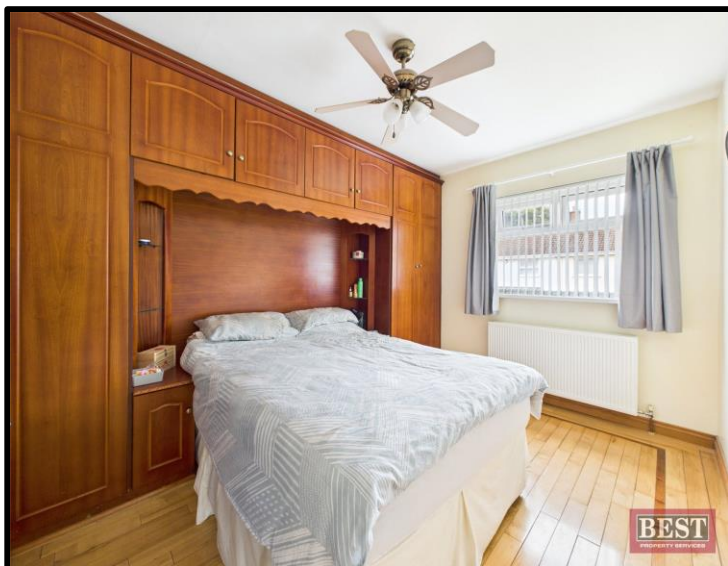
The front garden is laid in lawn with a private driveway and to the rear, a concrete garden provides a low-maintenance outdoor space, enclosed with timber fencing and includes a wooden shed for additional storage.

This fantastic home at 18 Ballinlare Court offers practical living with stylish finishes in a popular residential area. Early viewing is highly recommended!

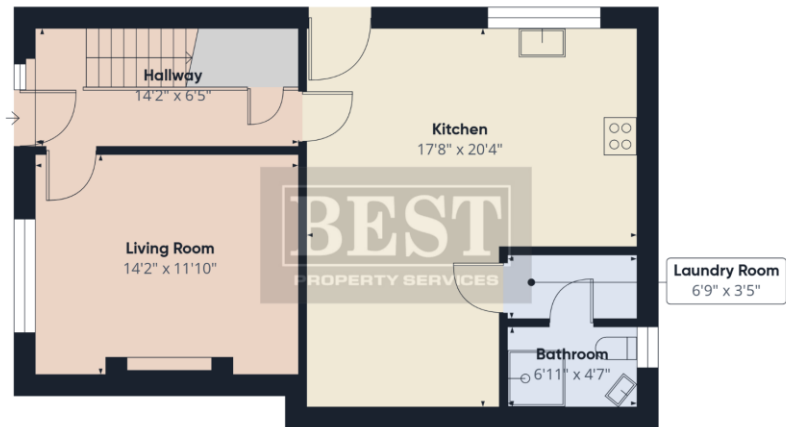
- Three Bedroomed Semi-detached House
- Located in Ballinlare Court, Newry and within walking distance of Newry City Centre
- Ground Floor Accommodation: Lounge, Kitchen/Dining Area, Utility, Shower Room
- First Floor Accommodation: Three Bedrooms (2 Doubles & 1 Single) Family Bathroom
- Oil Fired Central Heating
- Ideal for First Time Byers



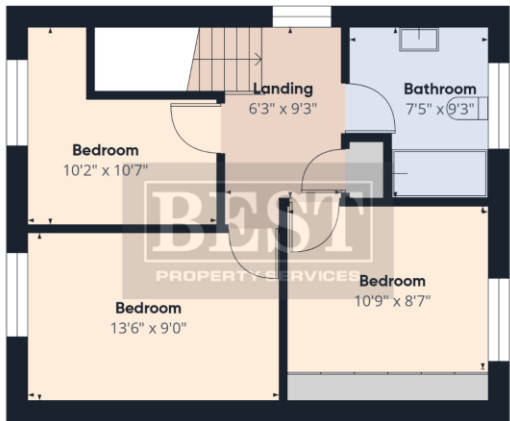




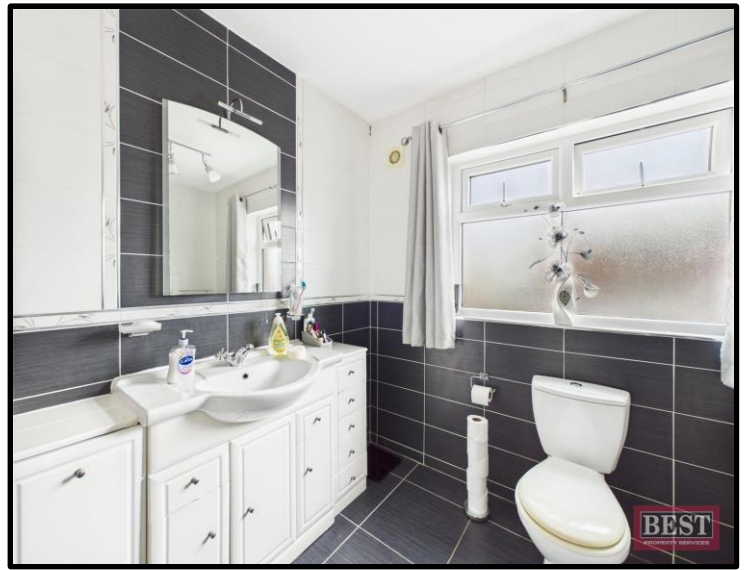
# Floorplan



Floor 1



Floor 2





## **Energy Performance Certificate**

TBC

### **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.

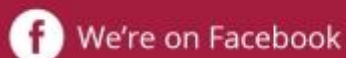
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

### **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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