

22 Carlingford Park, Newry, Co Down, BT342NY



Guide Price £114,950

Introducing new to the market a two bedroom semi detached home in Carlingford Park, Newry

Located just off the Old Warrenpoint Rd in a family friendly community less than a 5 minute drive from Newry City Centre this three bedroom home has been well maintained and looked after with only one past owner.

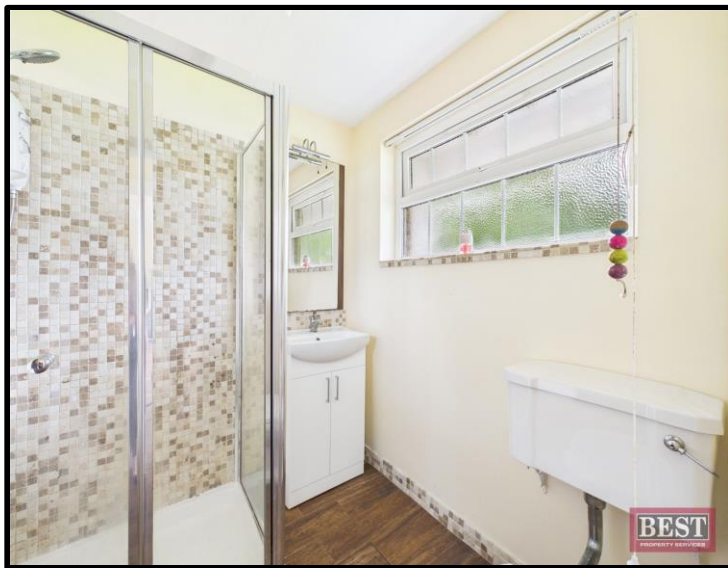
On entering the property you will find an entrance hall with tiled flooring. To the left of the hallway and the front of the bungalow you will find the living room which has tiled flooring and a stone surround fireplace with open fire. To the rear of the living room there is a kitchen with a range of upper and lower level units and plumbing for white goods. There are two bedrooms both with tiled flooring one of which could be utilised as a dining space with double doors to the rear yard. The shower room is to the front of the property and consists of a three piece suite with fully tiled shower cubicle and electric shower.

Externally to the front of the property the house overlooks communal green space and to the rear there is a block built shed storing the boiler and a decking area with timber fencing to the side boundaries.

This property would make an ideal home for a first time buyer or buy to let investor

- SEMI DETACHED BUNGALOW
- Entrance Hall, Lounge, Dining Room/Bedroom 2, Kitchen, Shower Room, Bedroom.
- Oil Fired Central Heating. Pvc Double Glazing.
- Wired for Intruder Alarm.
- Block built store to the rear.
- Gardens to the front. Yard to the rear with decking.
- Timber fencing to side boundaries.





Floorplan



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.

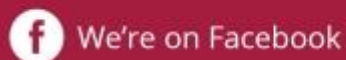
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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