

14 Dromliskin Court, Newry, Co. Down, BT35 7FU



Guide Price £247,500

We are delighted to offer new to the market this beautifully presented 3 Bedroomed Semi-Detached family home which is presented in excellent order throughout with great attention to detail. This property is very low maintenance and is likely to appeal to those seeking a well finished home within a family friendly development and within easy access to Local Schools, Newry City and A1-N1.

Internally the property consists of on the Ground Floor a bright spacious Entrance Hall with tiled flooring, the Lounge is located to the left hand side of the hallway and has laminate flooring with a wood burning stove and double doors lead to the open plan Kitchen/Dining Area which has a range of upper and lower level modern fitted units with electrical appliances included and double doors leading to the rear patio and garden. The Utility Room is adjacent and has a range of units and is plumbed for a washing machine and tumble drier. There is also a Separate W.C. on this level.

On the First Floor there are 3 generous sized bedrooms with the main bedroom having an ensuite shower room with a three piece suite and dressing room adjacent. The Family Bathroom is also on this level and consists of a white three-piece suite with a separate fully tiled shower cubicle.

Externally there are gardens laid in lawn to the front with a tarmac driveway and enclosed gardens to the rear laid in lawn with timber fencing to boundaries and a selection of plants and shrubs along with a timber shed.

Viewing is highly recommended!

- EXCELLENT THREE BEDROOM SEMI DETACHED FAMILY HOME
- Entrance Level Accommodation: Entrance Hall, Lounge, Kitchen/Dining Area, Utility Room, Separate W.C.
- First Floor Level Accommodation: Landing with access to roofspace, Three Bedrooms (One with Ensuite Shower Room), Family Bathroom, Store Room.
- Gas Fired Central Heating. Pvc Double Glazing.
- Intruder Alarm installed. Roofspace accessible via slingsby ladder, is partially floored and fitted with a light switch.
- Patio area to the rear. Gardens laid in lawn with a range of shrubs and plants with timber fencing to side and rear boundaries. Timber Shed. Electricity point to the rear. Outside tap.
- Tarmac driveway to the side providing off street parking.

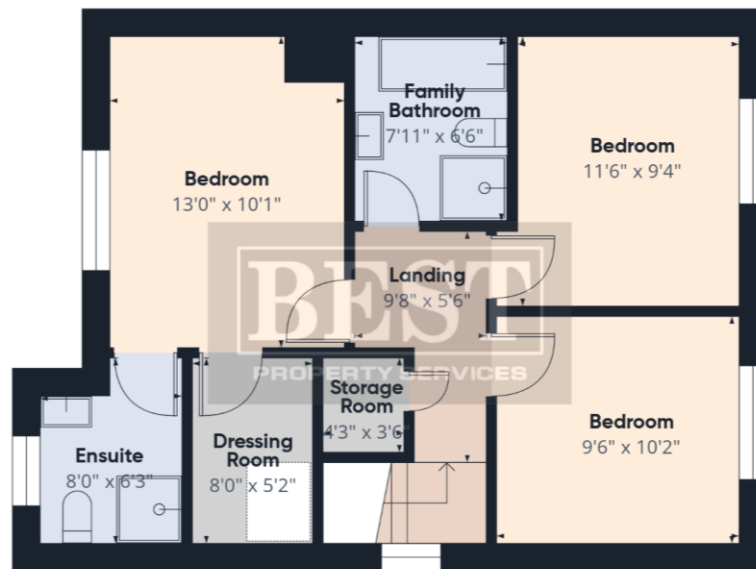




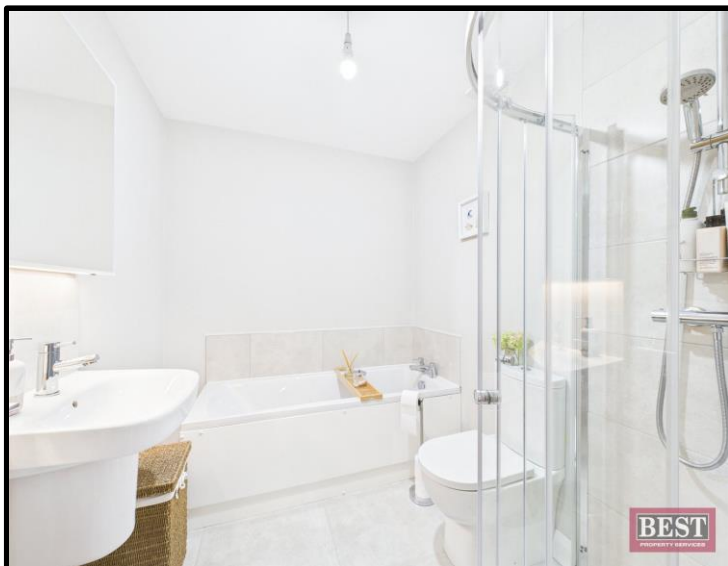
Floorplan



Floor 1



Floor 2





Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	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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