

## 24 Hillcrest Way, Bessbrook, BT35 7FX



**Guide Price £259,950**

We are delighted to welcome new to the market, this superb modern family home situated within the ever popular Hillcrest Village Development which is just off the Derrymore Road in Bessbrook and is sure to suit a wide variety of homeowners.

Constructed in 2020 this beautiful home is finished to a very high standard with excellent interiors leaving this home ready to move in to right away. The ground floor comprises of a bright and spacious lounge with wood flooring and a wood burning stove, to the left of the entrance hall you will find a cloakroom and a separate w.c. with a two piece suite. The open plan kitchen/dining area is located to the rear of the house and has a range of modern upper and lower level units with integrated appliances included with double doors leading out to the rear patio area and garden. There is a useful utility room adjacent and comprises of a range of upper and lower level units with plumbing for a washing machine. On the first floor there are four generous sized bedrooms (one of which has an ensuite shower room), the main bathroom is also situated on this level and comprises of a three piece suite with a separate fully tiled shower cubicle.

Externally to the front there is a garden laid in lawn with a range of mature plants and shrubs along with off street parking on a tarmac driveway and a detached garage. To the rear the gardens are laid in lawn with timber fencing to side and rear boundaries.

**Location:** Located in the popular & family-friendly Hillcrest development, this property sits only a few minutes drive to both Newry City Centre and the A1, with a wide variety of Primary & Secondary Schools close by.

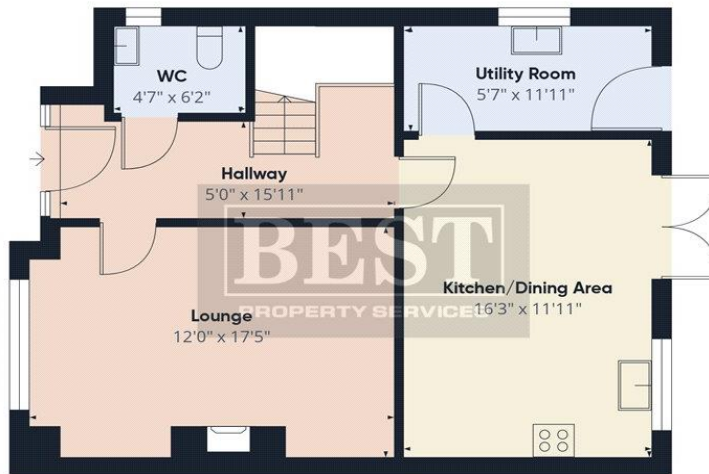
- EXCELLENT FOUR BEDROOM SEMI DETACHED FAMILY HOME
- Ground Floor Accommodation comprises: Entrance Hall, Lounge, Cloakroom, Separate W.C., Open Plan Kitchen/Dining Area, Utility Room.
- First Floor Accommodation comprises: Landing, Hotpress, Four Bedrooms (one with an Ensuite Shower Room), Family Bathroom.
- Gas Fired Central Heating. Pvc Double Glazing.
- Gardens laid in lawn to the front with an array of shrubs. To the rear there are additional gardens laid in lawn with timber fencing to side and rear boundaries.
- Detached Garage. Paved patio area to the rear. Outside tap.
- Tarmac driveway providing ample parking to the side of the property.



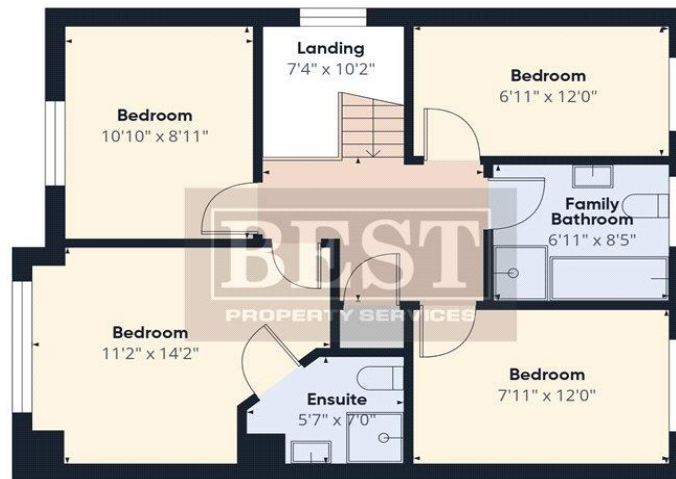




# Floorplan



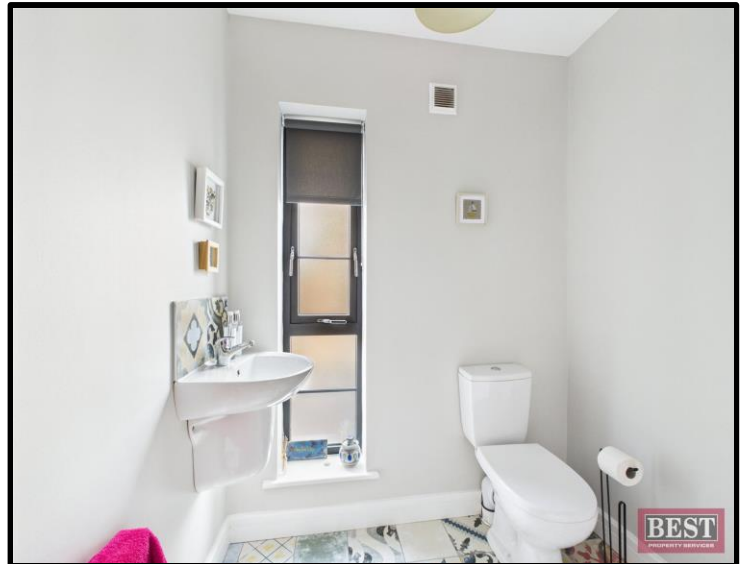
Floor 1



Floor 2







## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 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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