

29 Temple Hill Road, Newry, Co. Down, BT34 2LS



Guide Price £260,000

New to the market!

Offering new to the market this well-presented semi-detached dormer style family home which is in a well-maintained family friendly development fronting the Temple Hill Road, Newry. The property is well connected to local amenities such as the arterial routes, public transport link, shops and Newry City Centre.

Internally, the property boasts an entrance hall with tiled flooring, the lounge is to the left-hand side of the hallway and has a wood burning stove with tiled inset and wood flooring. To the right-hand side of the hallway, you will find the living room which also has wood flooring and there is also a double bedroom on this level. To the rear you will find an open plan kitchen/dining area which has a range of upper and lower-level units with tiled flooring and double doors lead to the rear garden. The utility room is adjacent to the kitchen and has a range of units and is plumbed for a washing machine with a separate w.c. On the first floor, there are three well-proportioned bedrooms, and the family bathroom consists of a three-piece suite and separate fully tiled shower cubicle. The property further benefits from a walk in hot press which is shelved.

Externally the property has gardens laid in lawns to the rear with timber fencing to sides and rear boundaries and to the front of the property you have a garden laid in lawn with walled front boundary and tarmac driveway providing ample parking.

This property would suit many discerning purchasers looking for a spacious family home in an excellent location.

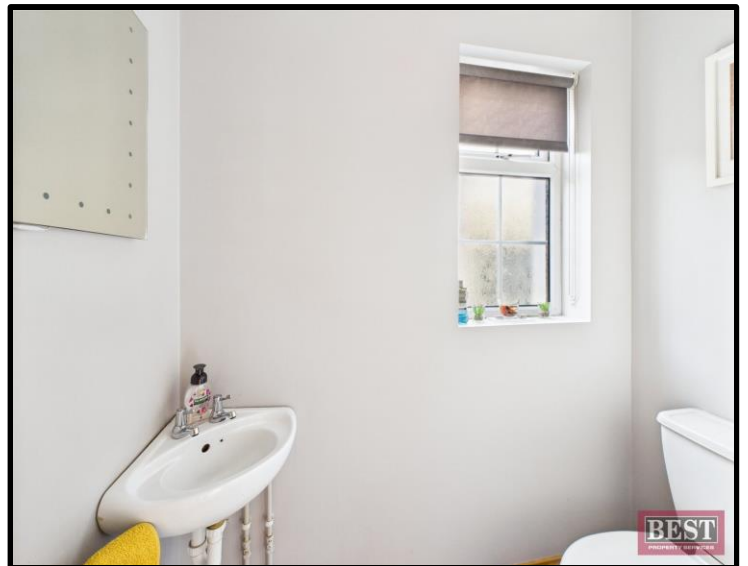
- EXCELLENT FOUR BEDROOM SEMI DETACHED DORMER BUNGALOW
- Ground Floor Accommodation: Entrance Hall, Lounge, Living Room, Bedroom 1, Kitchen/Dining Area, Utility Room, Separate W.C.
- First Floor Accommodation: Three Bedrooms, Family Bathroom, Walk in Hotpress.
- Oil Fired Central Heating. Pvc Double Glazing.
- Garden laid in lawn with tarmac driveway and walled front boundary. Gardens laid in lawn to the rear with timber fencing to boundaries.
- Timber shed. Outside Tap.





Floorplan





Energy Performance Certificate

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 64 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.

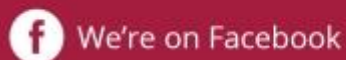
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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