

## 70 Derrymore Road, Bessbrook, BT35 7DN



**Guide Price £185,000**

New to the market, this well maintained three bedroom bungalow is situated in a prime location close to local primary and secondary schools. This property offers a practical layout and excellent outdoor space — making it a great option for first-time buyers, downsizers, or buy-to-let investors.

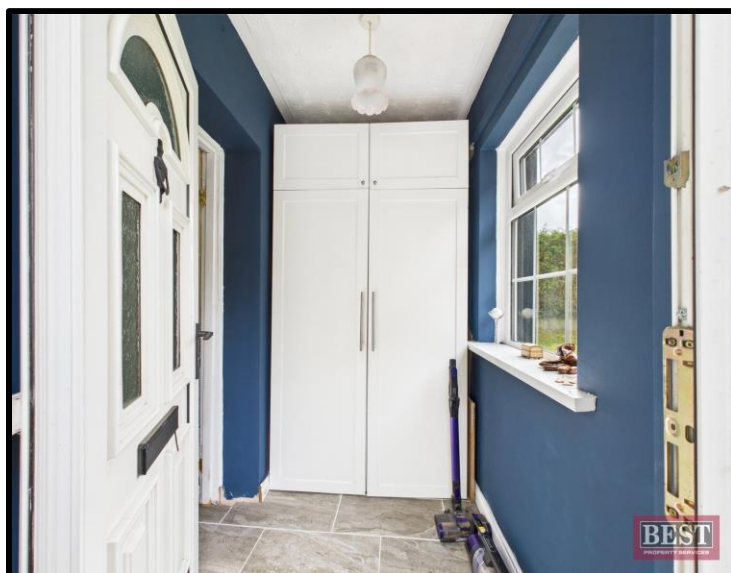
On entering the property, you are welcomed by a tiled entrance porch with useful storage cupboards, leading into the main hallway with tiled flooring, spotlights, and access to the roof space, which is fully insulated and partially floored. The lounge is located to the left hand side of the hallway with an open fire with back burner. There is a bedroom located to the right of the hallway which features laminate flooring and built in storage. The kitchen is located to the rear of the property with tiled flooring and features a range of upper and lower level units, integrated hob and oven, and space for a fridge freezer and washing machine.

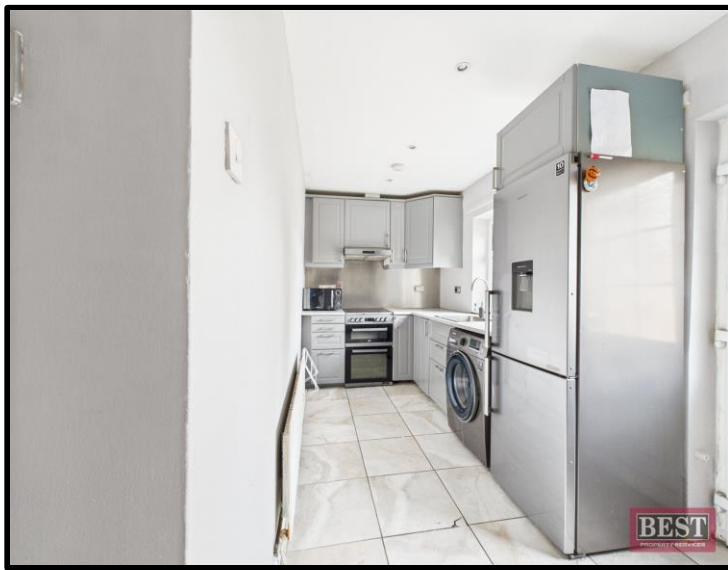
Continuing around the hallway, the family bathroom is located to the left and comprises a shower enclosure, sink with vanity mirror, and WC. Outside the bathroom is a hot press and further storage cupboard. There are a further 2 bedrooms located at the bottom of the hallway, both with laminate flooring and built-in storage.

Externally, the property boasts a front garden laid in lawn with a walled boundary, and an enclosed rear garden with tarmac yard, private driveway, lawn, and a detached garage. A standout feature is the garden room, finished with laminate flooring, lighting, and fully wired for electrics — ideal as a home office, studio, or hobby space.

Early viewing is highly recommended!

- **THREE BEDROOM DETACHED BUNGALOW**
- Accommodation: Lounge, Kitchen, 3 bedrooms, Family Bathroom
- Wired for Alarm System
- Low Voltage Lighting throughout
- PIV positive airflow system
- Oil Fired Central Heating. PVC Double Glazing
- Gardens laid in lawn to the front
- Large Garden to the rear with Garden Room
- Detached Garage





# Floorplan



Floor 1 Building 1



Floor 1 Building 2



Floor 1 Building 3





## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E	42 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.

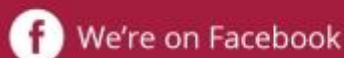
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

### 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



Tel: 028 3026 6811  
[info@bestpropertyservices.com](mailto:info@bestpropertyservices.com)  
[bestpropertyservices.com](http://bestpropertyservices.com)