

## 37 Annaghgad Road, Crossmaglen, BT35 9JG



**Guide Price £450,000**



WE ARE DELIGHTED TO ANNOUNCE NEW TO THE MARKET!!

This fantastic Detached Four Bedroomed Family Home is situated on a prime site in a semi rural area just outside Crossmaglen. This family home offers an abundance of living space, well proportioned bedrooms, a detached garage with extensive gardens and patio area to the rear making this home an ideal property for a growing family.

The entrance level comprises of an Entrance Porch Hall with tiled flooring and glazed inner door leading to an Inner Hallway which also has tiled flooring. To the right hand side you will find the main lounge with tiled flooring and electric fire inset and to the left hand side of the hallway you will find the living room which has a media wall with partial wood panelling to feature wall. To the rear you will find the open plan kitchen/dining/living area which has a range of modern upper and lower level units with quartz worktops and integrated appliances. Double doors lead to the patio area and double doors also lead to the sunroom. The sunroom also has access to the rear of the property. Adjacent to the kitchen there is a useful utility room with plumbing for white goods and a Separate W.C.

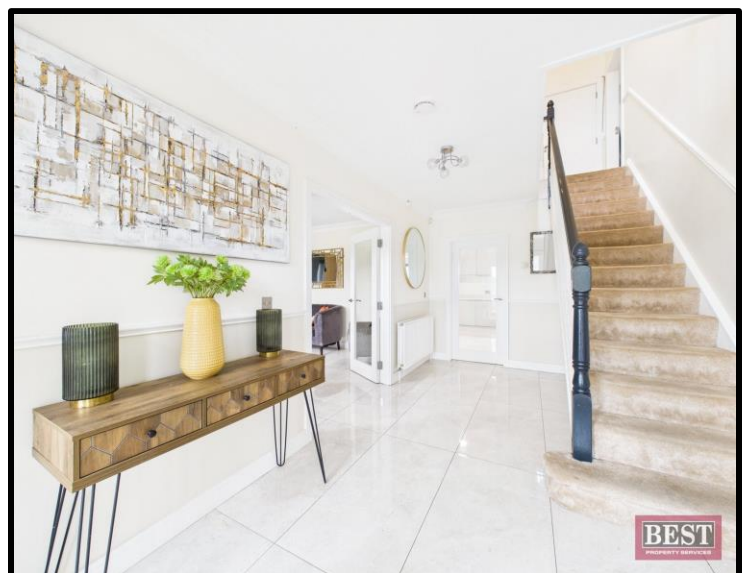
The first floor has a beautiful gallery landing with a walk in hotpress and consists of four double bedrooms one of which has a fully tiled ensuite shower room with the master bedroom having a dressing room. The Family Bathroom is located on this level also and consists of a three piece suite with a separate shower cubicle and bath.

Externally there is a gated entrance with extensive gardens laid in lawns to the front with mature shrubs and block built walls with cladding leading to a spacious driveway with ample parking with the benefit of a detached garage. Additionally there is a patio area to the rear with views over the surrounding countryside.

This property occupies a spacious site with a delightful countryside aspect bringing a quiet relaxed lifestyle yet being positioned with ease of access to routes to both Newry City and Dundalk

Viewing is highly recommended!

- EXCELLENT FOUR BEDROOM DETACHED FAMILY HOME WITH BEAUTIFUL VIEWS OVER THE SURROUNDING COUNTRYSIDE
- Ground Floor Accommodation: Entrance Porch Hall, with glazed door to inner Hall, Entrance Hall, Lounge, Living Room, Open Plan Kitchen/Dining/Living Area, Sunroom, Utility Room, Separate W.C.
- First Floor Accommodation: Spacious Landing with access to the roofspace, Four double bedrooms (one with Ensuite shower Room) and Master Bedroom has a Dressing Room. Family Bathroom.
- Oil Fired Central Heating. Pvc Double Glazing. Wirred for Intruder Alarm.
- Large gardens to the front laid in lawn with mature hedging and plants. Patio Area to the rear.
- Detached Garage with up and over door.
- Walled entrance with wrought iron gates leading to a tarmac driveway.





# Floorplan



Floor 1



Floor 2

















## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	70 C
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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