

1 Windmill Road, Newry, BT34 2QW



Guide Price £425,000

Best Property Services are delighted to welcome new to the market this Impressive Detached Residence at 1 Windmill Road, Newry.

This spacious four-bedroom family home offers generous and versatile accommodation, presented in excellent condition throughout and further enhanced by a self-contained one-bedroom apartment– ideal for extended family living, a home office, or future rental potential.

On entering, the bright hallway features partial wood panelling, tiled flooring, and recessed lighting, with double doors leading into a superb open-plan kitchen and dining area. The lounge, positioned at the front, benefits from laminate flooring and a multi-purpose stove with back boiler, while the second reception room enjoys traditional features such as ceiling coving and rose, and a mahogany fireplace with open fire and solid wooden flooring.

The modern Italian-designed kitchen is a real highlight, fitted with a range of integrated appliances, granite worktops, an island, and an American fridge freezer. The adjoining utility room provides further storage and access to the rear garden. A fully tiled shower room with three piece suite completes the ground floor accommodation.

Upstairs, there are four well-proportioned bedrooms, with the principal bedroom featuring built-in wardrobes and recessed lighting. A luxurious family bathroom includes a three piece suite with corner bath, separate fully tiled shower cubicle and heated towel rail. Additional benefits include a large attic space offering excellent storage space.

Externally, the property sits on a generous site with stone walled boundary with mature gardens to the front, side and rear, complemented by a variety of shrubs and plants.

Self-Contained Apartment

The Apartment accessed via its own entrance, offers a welcoming hallway, fitted kitchen with integrated appliances, a comfortable lounge with mahogany fireplace, one bedroom, and bathroom facilities. This flexible space is ideal for multigenerational living or independent accommodation

- EXCELLENT FOUR BEDROOM FAMILY HOME WITH AN ADJOINING SUPERB ONE BEDROOM SELF CONTAINED APARTMENT.
- Main Residence consist of on the Ground Floor: Entrance Hall, Lounge, Living Room, Open Plan Kitchen/Dining Area, Utility Room, Shower Room,
- First Floor Accommodation comprises: Four Double Bedrooms, Family Bathroom, Walk in Hotpress, Extensive Roofspace Storage Room.
- Apartment accommodation comprises: Entrance Hall, Lounge, Double Bedroom, Kitchen/Dining Area, Bathroom.
- Mahogany doors, skirting, architraves and staircase. Beam vacuum system.
- Triple Glazing. Oil Fired Central Heating. Mature gardens laid in lawn with mature plants and shrubs.
- Walled entrance leading to a tarmac driveway.





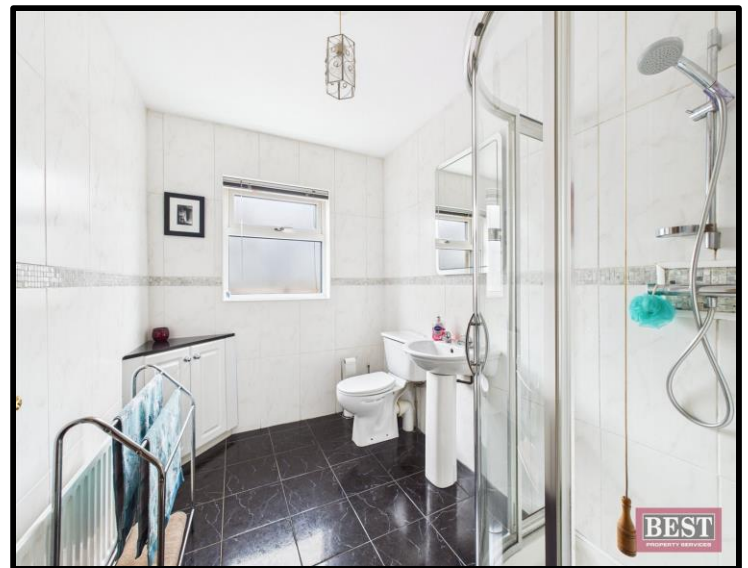
Floorplan



Floor 1

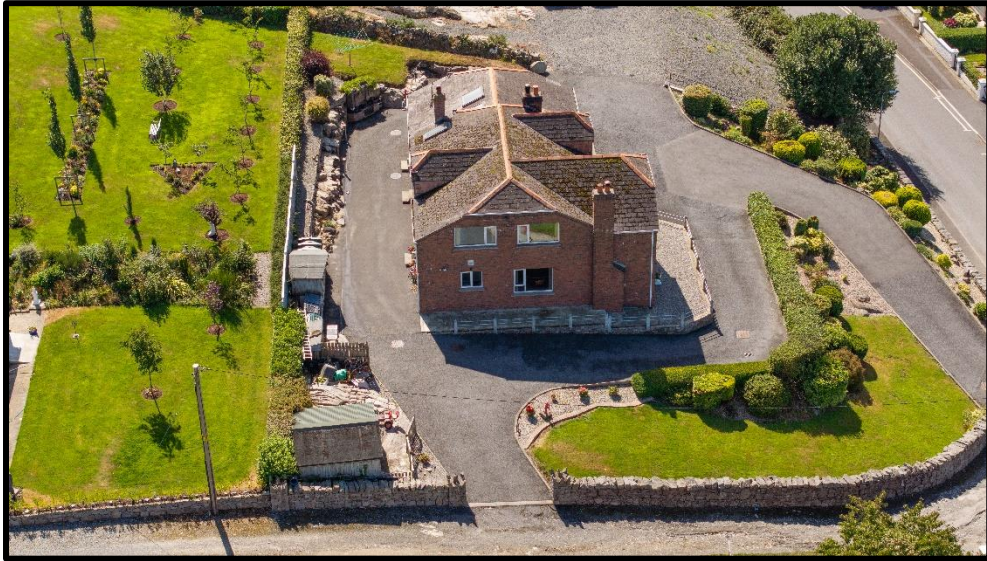


Floor 2









Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 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.

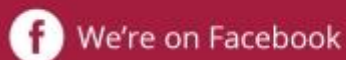
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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