

4 Ardfreelin, Newry, County Down, BT34 1JQ



Guide Price £349,000

Situated in a well-established residential area, this excellent four-bedroom detached family home offers spacious and versatile accommodation, ideal for modern family living. Set on a generous site with well-maintained gardens to the front and rear, the property benefits from a tarmac driveway, mature planting, and a peaceful setting, all while being convenient to local schools, shops, and commuter routes.

Upon entering, you are welcomed by a bright entrance hall with a tiled floor and useful freestanding understair storage. Carpeted stairs lead to the first floor. To the front of the property, the main lounge features elegant wooden flooring, a charming open fireplace, and decorative ceiling coving with a central rose — creating a warm and inviting atmosphere. Adjacent is a second reception room, also positioned to the front, with wooden flooring, a feature faux fireplace, and matching ceiling detailing, offering flexibility as an additional living space, playroom, or home office.

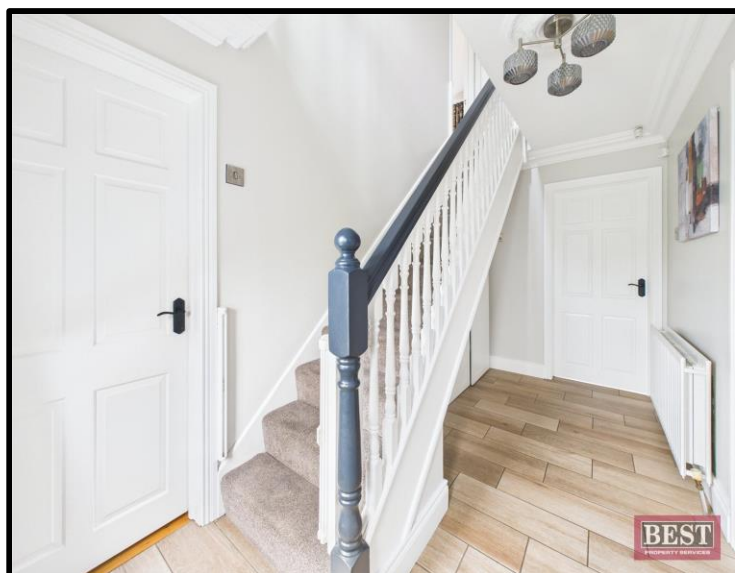
To the rear of the home, the spacious kitchen and dining area is fitted with a range of upper and lower level units, with space for a freestanding cooker and plumbing for a dishwasher. Double doors open directly onto the patio and rear garden, providing an excellent space for family dining and entertaining. A separate utility room, conveniently located off the kitchen, offers additional storage, is plumbed for both a washing machine and tumble dryer, and provides direct access to the rear garden. A two-piece downstairs WC completes the ground floor accommodation.

Upstairs, the first-floor landing provides access to four well-proportioned bedrooms, each finished with laminate or carpet flooring and traditional ceiling coving with roses and picture rails, adding character throughout. The principal bedroom to the front benefits from a bank of built-in wardrobes and a fully tiled en-suite shower room with a white suite and separate shower cubicle. The family bathroom is fitted with a white suite comprising a WC, vanity sink unit with fitted mirror, a corner bath, and a separate fully tiled shower cubicle. The roofspace is partially floored, offering excellent additional storage.

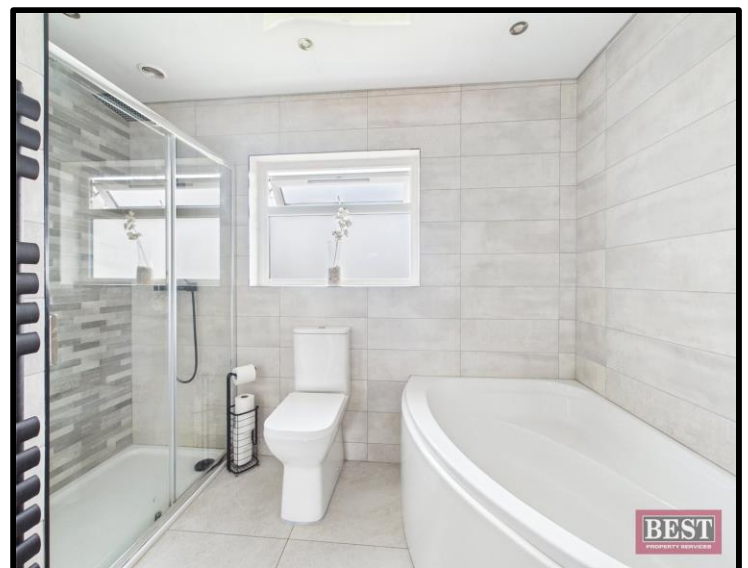
Externally, the property enjoys gardens laid in lawn to both the front and rear, bordered by mature shrubs and timber fencing for privacy. A tarmac driveway provides ample off-street parking, and a timber shed offers practical outdoor storage. The oil-fired central heating system and PVC double glazing complete this attractive home.

With its generous layout, flexible reception space, this property represents an excellent opportunity to acquire a substantial family home in a highly regarded location. Early viewing is highly recommended.

- EXCELLENT FOUR BEDROOM DETACHED FAMILY HOME WITHIN A SOUGHT AFTER LOCATION.
- Ground Floor Accommodation: Entrance Hall, Lounge, Living Room, Open Plan Kitchen/Dining Area, Utility Room, Separate W.C.
- First Floor Accommodation: Landing, Four generous sized bedrooms (One with an Ensuite Shower Room), Family Bathroom, Hotpress. Access to partially floored roofspace accessible via slingsby ladder.
- Oil Fired Central Heating. Pvc Double Glazing.
- Gardens to the front laid in lawns with an array of mature shrubs. Tarmac driveway.
- Gardens to the rear laid in lawn with a patio area and timber shed with timber fencing to boundaries.
- Viewing strictly by appointment.

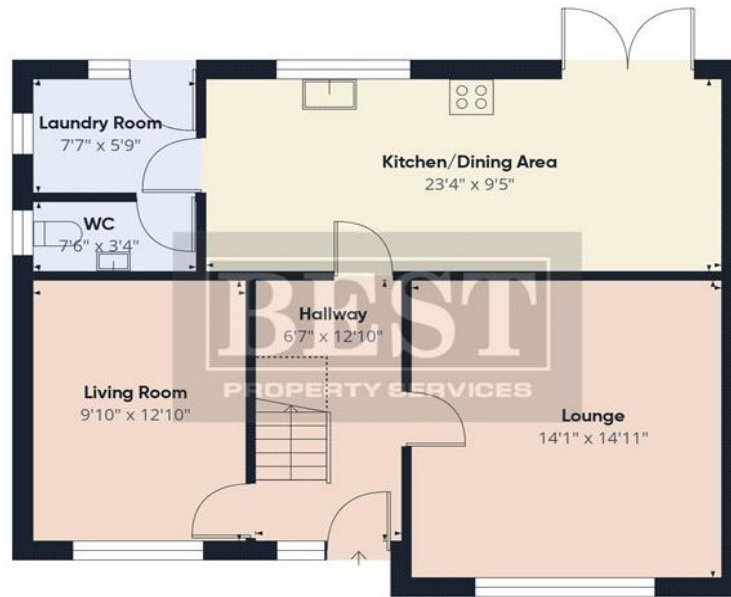








Floorplan



Floor 1



Floor 2

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	67 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.

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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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