

10 Glenvale Crescent, Newry, Co. Down, BT35 8BX



Guide Price £239,000

New to the market!

Situated just off the Dublin Road, this detached four-bedroom home offers an excellent opportunity for those seeking a property they can modernise to their own taste. Conveniently located in a quiet cul-de-sac close to local schools, shops, and main commuter routes, the property occupies a mature site with enclosed gardens and off street parking.

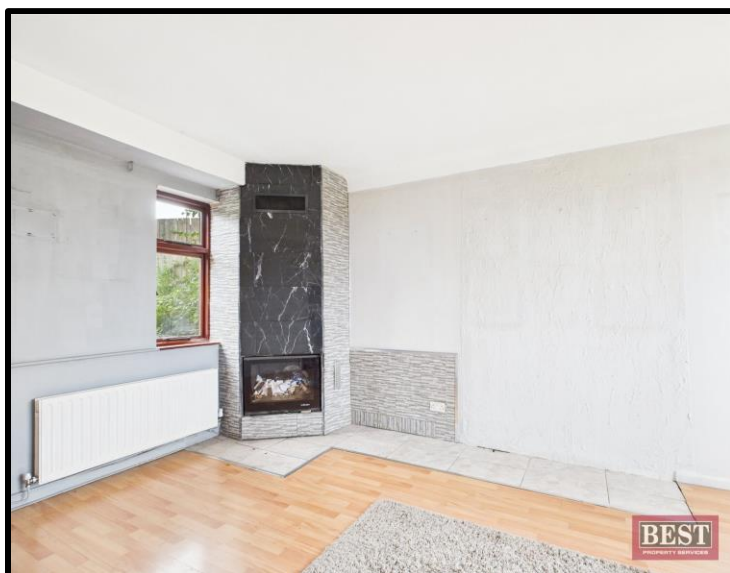
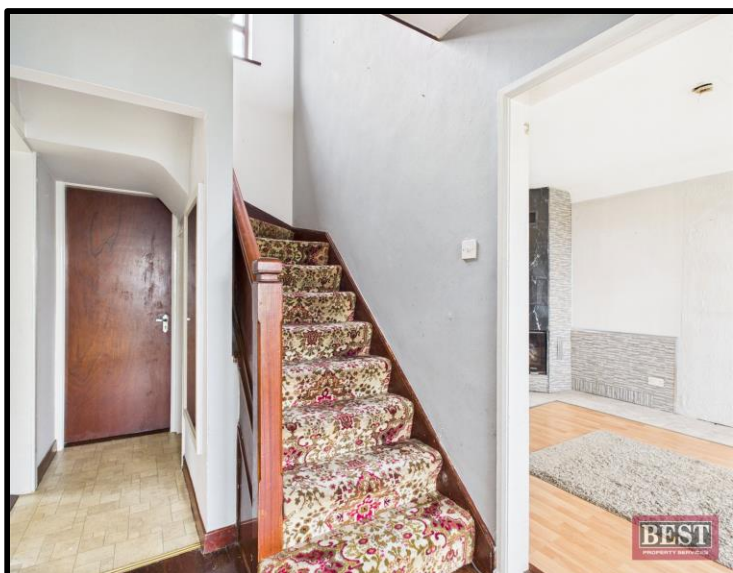
The accommodation comprises a tiled entrance porch leading to the hallway which features wooden flooring and carpeted stairs to the first floor. There are two spacious reception rooms to the front of the property, both featuring laminate flooring. To the rear, there is a shower room with WC, wash hand basin and shower, and a spacious kitchen/dining area fitted with both upper and lower units, oven and hob, and space for additional appliances. The kitchen also provides access to the rear garden.

On the first floor, the landing is carpeted with access to the roof space. The family bathroom includes a bath, wash hand basin and WC, and there are four well-proportioned bedrooms, two of which feature built-in storage.

Externally, the property benefits from lawned gardens to the front with mature trees and shrubs, a private driveway, detached garage, and a generous enclosed rear garden with hedge boundary, wooden shed, and paved patio area.

This property offers great potential to create a comfortable family home in a highly convenient and sought-after area of Newry.

- **FOUR BEDROOMED DETACHED HOME OFFERING GREAT POTENTIAL FOR RENOVATION AND IMPROVEMENT WITHIN AN IDEAL LOCATION JUST OFF THE DUBLIN ROAD, NEWRY**
- Entrance Level Accommodation: Entrance Hall, Lounge, Living Room, Kitchen/Dining Area, Shower Room.
- First Floor Level Accommodation: Four Bedrooms, Bathroom. Access to roofspace.
- Gas Fired Central Heating.
- Mature gardens to the Front, Side and Rear with a variety of plants, shrubs and hedging.
- Detached Garage.





Floorplan



Floor 1



Floor 2



Energy Performance Certificate

TBC

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.

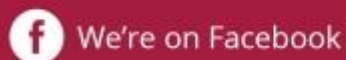
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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