



G/25/091

FOR SALE
21 LURGAN ROAD
SILVERBRIDGE
BT35 9NE

**AN ATTRACTIVE 3 BED FAMILY HOME ON C. 2.5 ACRES IN A
PRIVATE RURAL SETTING WITH THE OPTION OF ADDITIONAL
LAND.**



**Charming residence on a private site with its own private access and an
adjacent paddock extending to approximately 1.8 acres.**

Guide Price: Offers Around: £ 280,000

Closing Date for Offers: Thursday 4th December 2025



108 Hill Street, Newry
BT34 1BT, N. Ireland



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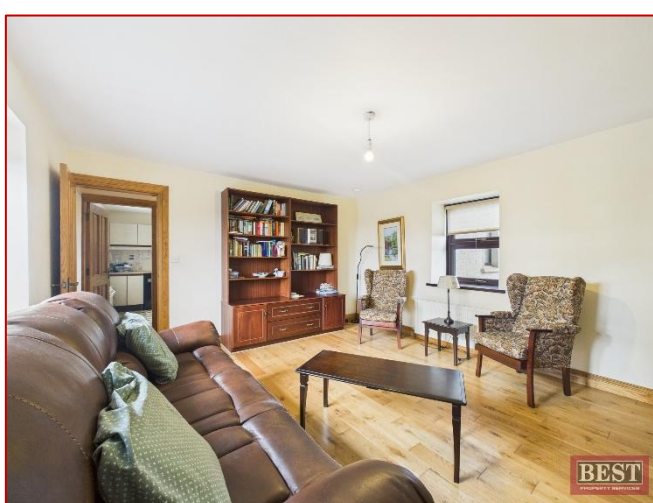
Tel: 028 3026 6811

info@bestpropertyservices.com
bestpropertyservices.com

❑ PROPERTY DESCRIPTION

Best Property Services are delighted to introduce to the market a well-kept detached country home. Located on an elevated and private site in a rural setting.

The accommodation consists of an entrance porch leading you through to the living room with featured fireplace, fitted kitchen with access to the main modern fully tiled bathroom and large utility room. Upstairs the property benefits from surrounding views of the countryside, there is the main bedroom with walk-in wardrobe, family bathroom, bedroom 1 with built-in storage, bedroom 2 with built-in storage. Outside the property boasts a spacious private garden with adequate parking alongside a large log/coal shed.



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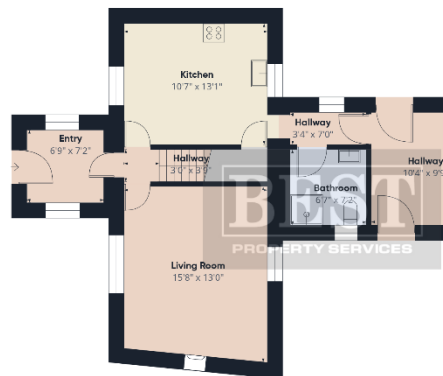
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FLOORPLAN & FEATURES

- Oil fired central heating & Double-glazed windows
- Spacious site approx. 0.5 acres.
- Additional paddock extending too approx. 1.8 acres
- Picturesque views over the south Armagh countryside.
- Tarmac driveway surrounding the residence.
- Fully enclosed.
- Log/coal shed provides useful outdoor storage.
- Quality wooden flooring throughout



Floor 1

Approximate total area 1776 sqft
(LPS Website)



Floor 2

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 E	47 E
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.



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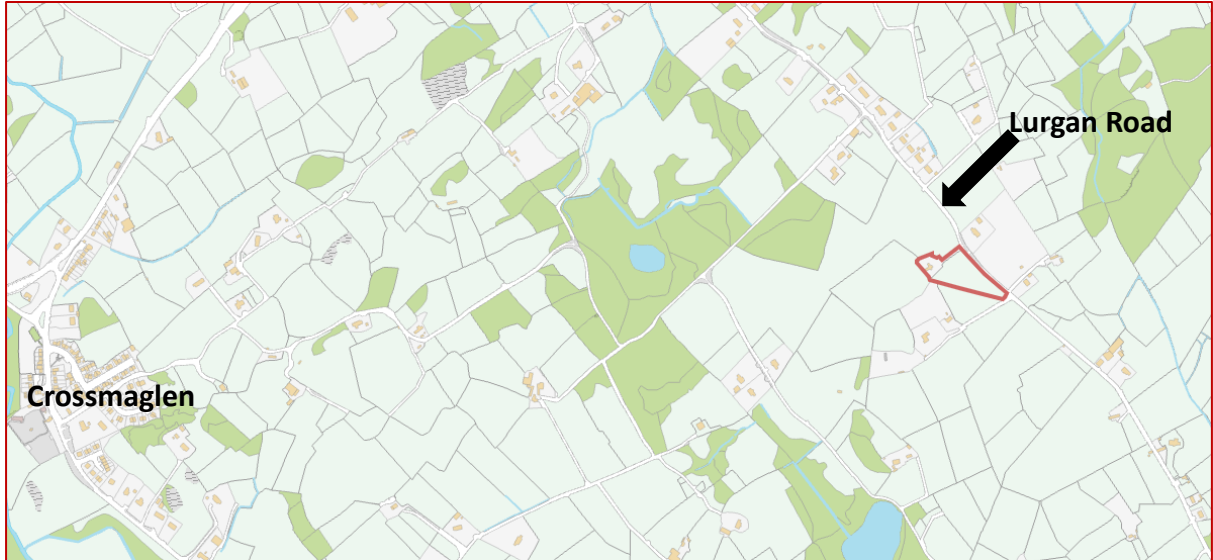
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❑ LOCATION

From Crossmaglen take the Newry Road from approx. 2.6 miles before turning right onto the Lurgan Road, continue on for approx. 0.6 miles and the subject property is located on your right hand side.



❑ VENDORS SOLICITOR

Michael Grant Campbell & Grant 17 Sugar Island Newry BT35 6HT
michael@campbellandgrant.com

❑ AREA

The residence is set on approximately 0.5 acres. With the additional paddock extending to approximately 1.8 acres.

In addition to the residence & paddock, we are selling an additional approximately 30 acres of agricultural land which is adjacent and can be purchased at an additional figure. This land is shown on the attached spatial map.

❑ PLANNING

There are currently no planning approvals or applications for building sites on these lands.

❑ VIEWING

House- By appointment with selling agent.
Lands- By inspection at any time.



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❑ VACANT POSSESSION

Vacant possession will be granted to the successful purchaser(s) on completion.

❑ OFFERS

We reserve the right on behalf of the vendor to conclude the bidding (if necessary) by holding a meeting of all the bidders on a specified date and time in our office. In the event that a meeting is to be arranged only those interested parties with a valid offer on the property by the closing date can be assured of being notified of the specific time and date.

As it is likely that the bidding will be concluded by private auction, buyers of the residence would be expected to be bidding unconditionally (not subject to mortgage) and having their finance arrangements in place.

❑ GUIDE PRICE

Residence & Paddock: Extending to approximately 2.3 acres

Offers Around £280,000

❑ CLOSING DATE FOR OFFERS

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❑ SPATIAL MAPS



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