

**97-99 Drumalane Road, Newry,
Co. Down, BT35 8QJ**



Asking Price £350,000

New to the market!

Discover modern living at its finest with this brand-new, four-bedroom family home ideally situated in the heart of the Newry City Centre, offering the perfect balance of urban convenience and contemporary comfort.

This impressive property which is currently under construction will be finished to turnkey standards throughout, with meticulous attention to detail and high-quality materials used at every stage. Designed for modern family life, it features spacious, light-filled living areas, a luxury fitted kitchen with integrated appliances, and elegant bathrooms finished to an exceptional standard.

Upstairs, you'll find four generous bedrooms, including a master suite with ensuite shower room, while the open-plan ground floor layout provides a seamless flow between living, dining, and kitchen spaces — ideal for entertaining and everyday family living.

Located just minutes from the A1, this home offers excellent transport links for commuters, while being within walking distance of shops, schools, restaurants, and local amenities.

With a private garden, off-street parking, and energy-efficient construction, this home delivers both style and practicality in an unbeatable location.

Accommodation comprises:

- Entrance Hallway, Lounge, Open Plan to Kitchen/Dining/Living Area, Utility Area, Separate W.C.
- First Floor Accommodation comprises: Four Double Bedrooms (Main Bedroom has an Ensuite Shower Rooms), Family Bathroom.

Specification:

- Painted internal walls and ceilings.
- Architraves and skirting boards in painted finish
- Bright and spacious entrance hallway
- Generous range of electrical sockets and switches
- Lighting to combine a mix of recessed LED spot lighting and pendant lighting.
- Mains Supply smoke, heat, and carbon monoxide detectors with Battery backup
- Solid internal doors.
- Wired for security alarm
- High quality Kitchen & Utility units fitted. (From nominated suppliers)
- Sanitary Ware (From nominated suppliers)
- Wall tiling within shower areas, and over sinks (From nominated suppliers)
- Quality Carpets/laminated flooring (From nominated suppliers)
- Energy efficient Air source heating system
- Double Glazed Pvc windows
- External sensor lighting.
- Tarmac Driveway
- Stone wall to road boundary. Gardens to the side and rear top soiled and seeded.

Location

Newry City Centre - Approx. 1 mile

Dublin Airport – Approx. 58 miles

Belfast Airport – Approx. 45 miles

Key Features

- 4 spacious bedrooms (master with ensuite)
- Luxury turnkey finishes throughout
- Contemporary open-plan living
- Fully fitted modern kitchen with integrated appliances
- Private garden and parking
- Excellent city-centre location close to the A1
- Energy-efficient new-build design

First Floor Plan
Scale 1:50

Ground Floor Plan
Scale 1:50

Front Elevation
Scale: 1/8" = 1'-0"

Side Elevation
Scale 1/50

Rear Elevation
Scale 1-50

Side Elevation
Scale 1/8"=1'-0"

EXTERNAL FINISHES

ROOF:
Quinn Devinish Gloss Black Roof tiles with
Black/Grey Clay Ridge Tiles

Black Grey Clay Ridge Tiles

100 dia half round p.v.c. gutters with 63 dia

circular downpipes. (White)

FASCIA
White P.V.C. cladding on glassed sub-frame

White P.V.C. coating on plywood sub-base

WALLS.

Grey Smooth Render

CILLS.
D.C.C. alla alla

P.C.C. slip dis.

White U.P.V.C casework

DOORS.

White U.P.V.C. Doors.

HOUSE NO.1

	C
	D
REVISION:	A
CLIENT:	BAR JOE MCHOWEN
PROJECT:	PROPOSED 3 NO DETACHED DWELLINGS AT 15M SOUTH-EAST OF NO 95 CRUMLANT NEWBY CO DOWN
TITLE:	PROPOSED HOUSE NO.1 PLANS
SCALE:	DATE
1/100@A3	July 2025
JOB NO:	DRAWING NO.
25/40	25/40/103



First Floor Plan
Scale 1:50

Ground Floor Plan
Scale 1:50

Front Elevation
Scale 1:50

Side Elevation
Scale 1:50

Rear Elevation
Scale 1:50

Side Elevation
Scale 1:50

EXTERNAL FINISHES.

ROOF:
Quinn Devtrish Gloss Black Roof tiles with
Black/Grey Clay Ridge Tiles

RAINWATER GOODS

100 dia half round p.v.c. gutters with 63 dia. circular downpipes. (4Mbit/s)

FACCIÀ

White P.V.C. cladding on plywood sub-strate

WALLS:

Grey Smooth Blend

CILLS:
P.C.C. slip cills.

WINDOWS

White U.P.V.C casement

DOORS.
White U.P.V.C. Doors.

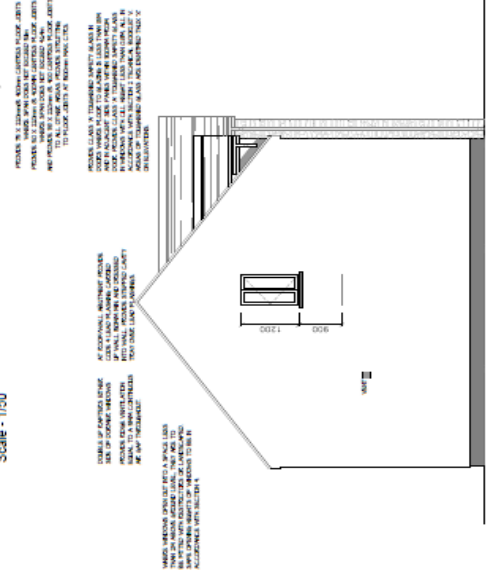
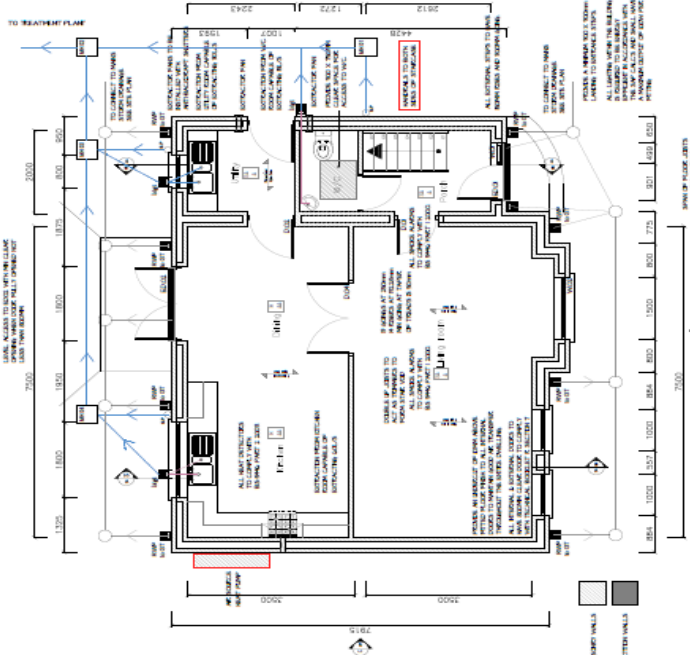
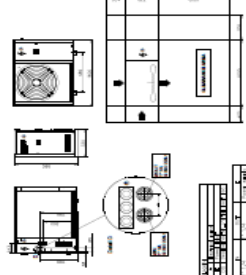
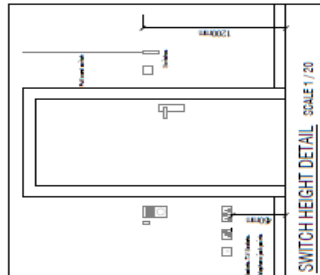
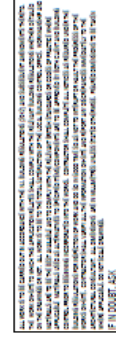
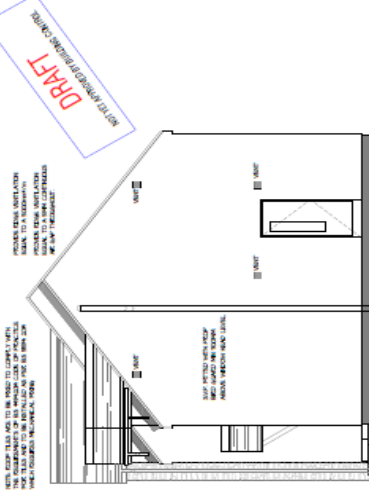
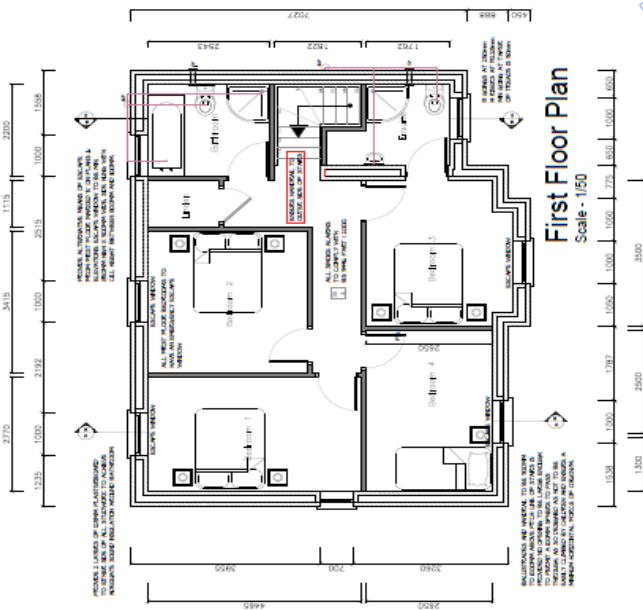
Write O.P.V.C. Doolin.

HOUSE NO.2

	C	
	B	
REVISION:	A	
CLIENT:	MR JOE MCKEOWN	
PROJECT:	PROPOSED 2 NO. DETACHED DWELLINGS AT 25M SOUTH EAST OF NO.36 DRUMALANE RD NEWBY, CO. DUBLIN	
TITLE:	PROPOSED HOUSE NO.2 PLANS	
SCALE:	1/100@A3	DATE: July 2025
JOB NO:	25/40	DRAWING NO: 25/40/104



Floorplan

[illegible]

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



We're on Facebook



@_BESTproperty

Tel: 028 3026 6811

info@bestpropertyservices.com

bestpropertyservices.com