

RS.25.169

3 Ardkivrin, Newry, BT34 2UA



Guide Price £199,950

We are delighted to introduce new to the market a well kept and well presented, three bedroom townhouse split over three floors in the popular family friendly Ardkevinn development. Located just off the Chapel Road in Newry

On entering the property you will find a tiled entrance hall with carpet on stairs. On this level you will find the integral garage along with the laundry room. On the first floor the lounge is located to the front of the house and has tiled flooring. Moving to the rear of the house you will find the open plan kitchen/ dining room which has a full range of upper and lower level kitchen units and integrated appliances included with plenty of space for a family sized dining table. There is a separate w.c. also located on this level.

On the second floor there are three generous sized bedrooms (main bedroom consists of an ensuite shower room with a three piece suite) The main house bathroom is also located on this level and is fully tiled and consists of a three piece suite which includes a large corner soaker bathtub and separate shower cubicle.

There is a paved yard to the rear with timber fencing to boundaries.

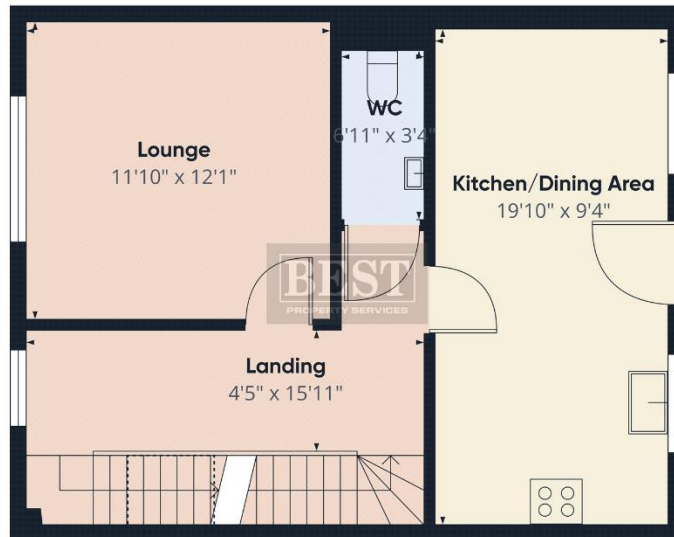
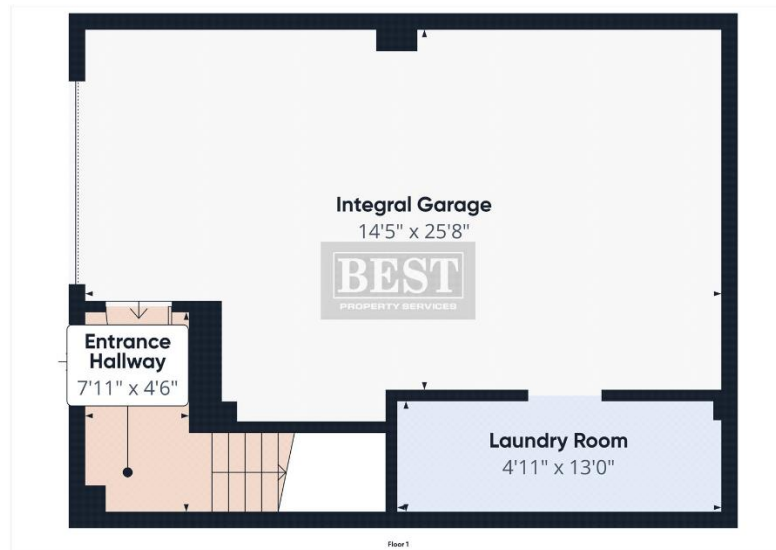
Located approx. 1 mile from Newry City Centre and within close proximity to both Shopping Precincts and within the catchment area to a host of Primary & Secondary Schools

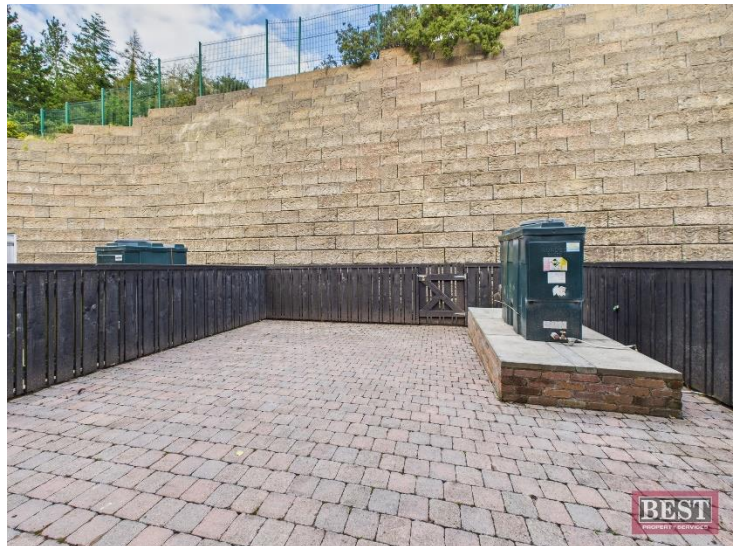
- EXCELLENT THREE BEDROOM TOWNHOUSE
- Ground Floor Level: Integral Garage, Utility Room,
- First Floor Accommodation: Lounge, Open Plan Kitchen/Dining Area with access to the rear paved yard. Separate W.C
- Second Floor Accommodation: Three Bedrooms (One with Ensuite Shower-Room) and Family Bathroom
- Oil Fired Central Heating. Double Glazed. Wired for an intruder alarm.
- Paved area to the rear with timber fencing to boundaries.





Floorplan





Energy Performance Certificate

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

Viewing:

By appointment only

Opening Hours

Monday -Thursday 9-5:30

Friday 9-5

Saturday: By appointment only

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

