

60 Maphoner Road, Mullaghbawn, BT35 9TR



Guide Price £180,000

NEW TO THE MARKET!

DETACHED BUNGALOW ON APPROXIMATELY 0.7 ACRES

Seldom does the opportunity arise to acquire a Detached Bungalow with road frontage within the picturesque Village of Mullaghbawn. This property offers huge potential for upgrading and modernisation and has the advantage of a rural aspect yet conveniently located approximately 15 minutes drive from Newry City Centre.

PROPERTY ACCOMMODATION:

Entrance Hall, Lounge, Living Room/Bedroom, Kitchen/Dining Area, Two Bedrooms, Shower Room
Oil Fired Central Heating. Double Glazed.

EXTERNAL

Externally the property has gardens to the front, sides and rear with hedging to side boundaries. Detached block built boiler house. There may be potential for extension (Subject to Planning Permission)

DESCRIPTION

Early inspection is strongly recommended so as not to miss out on this rare opportunity.

PLEASE NOTE

The overall site area extends to approximately 0.7 acres and we are inviting potential interest from clients who are not seeking finance.

- DETACHED BUNGALOW ON APPROXIMATELY 0.7 ACRES
- Entrance Hall, Lounge, Living Room/Bedroom, Two Bedrooms, Shower Room.
- Oil Fired Central Heating. Pvc Double Glazing.
- Gardens laid in lawn to the front, sides and rear with hedging to side boundaries. Detached block built boiler house.
- PLEASE NOTE: The overall site area extends to approximately 0.7 acres and we are inviting potential interest from clients who are not seeking finance.





Floorplan



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E		
21-38	F	33 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.

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.

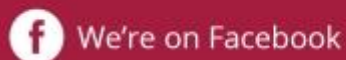
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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