

## 31 Damolly Village, Newry, Co. Down, BT34 1PY



**Guide Price £115,000**



Conveniently located just off the Belfast Road, this two-bedroom mid-terrace townhouse offers easy access to the A1/N1 commuter corridor.

On entering the home, the hallway is tiled with carpeted stairs leading to the first floor. The lounge is positioned to the right, at the front of the property and features laminate flooring and a fire surround creating a comfortable living space. Double doors open through to the kitchen, which includes tiled flooring, a range of upper and lower level units, and space for appliances. The kitchen also provides access to the rear yard.

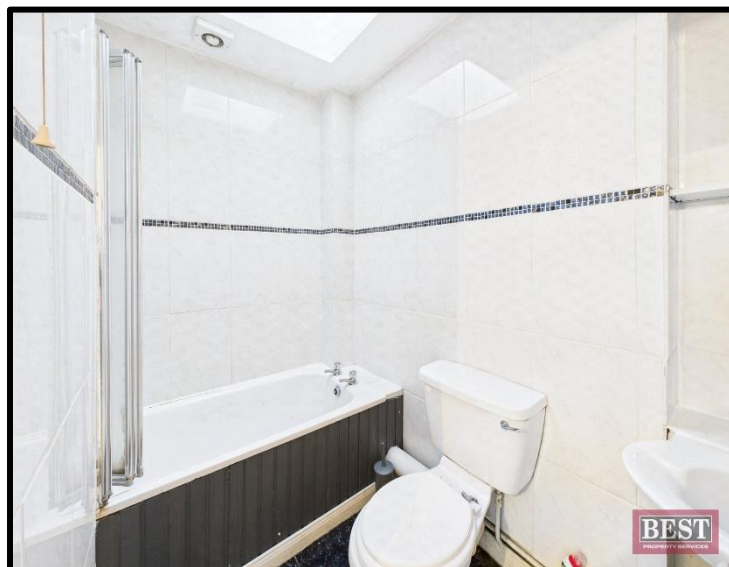
On the first floor there are two well proportioned bedrooms and a family bathroom. The rear bedroom enjoys a quiet outlook to the back, while the front bedroom benefits from built-in storage. The bathroom is fully tiled and comprises a three piece suite, with shower over bath and a velux window in the ceiling allows for additional light.

The property further benefits from PVC double glazing, oil fired central heating, and a block built shed in the rear yard with rear access for bins. On-street parking is available to the front.

This well-located home would make an ideal purchase for first-time buyers or investors alike and viewing highly recommended.

- Mid-Terrace Property For Sale
- Ground Floor Accommodation: Entrance Hall, Lounge, Kitchen
- First Floor Accommodation: Two Double Bedrooms, Bathroom
- Oil Fired Central Heating. Pvc Double Glazing.
- Yard with block built shed to the rear.

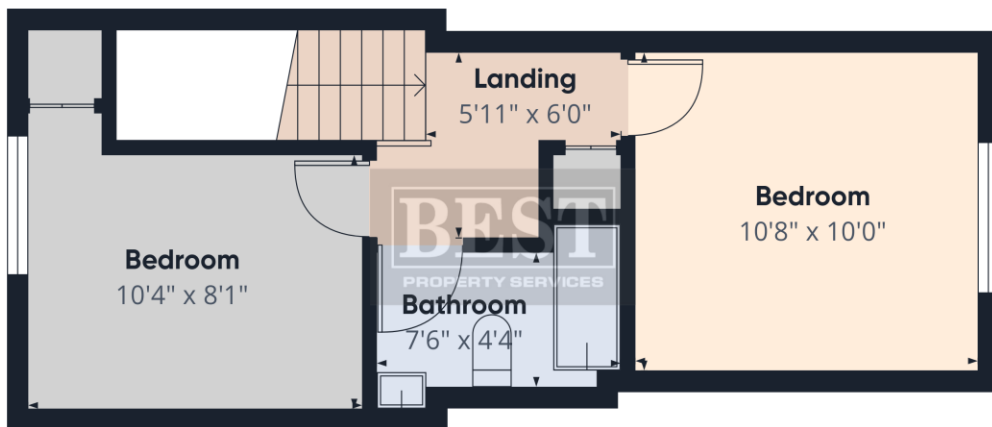




# Floorplan



Floor 1



Floor 2



## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

### Viewing:

By appointment only  
Monday - Saturday

### Rates:

£660.14 \*2025/2026 Subject to change

### 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.

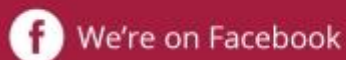
We reserve the right to conclude the sale of this property via the "Best and Final Offers" process. For more information please speak to an agent.

### 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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