

13a Glenmore Road, Mullaghbawn, BT35 9YE



Guide Price £340,000

This beautifully finished new build property enjoys a picturesque rural setting on the Glenmore Road, Mullaghbawn, offering a modern layout designed to make the most of light, space, and scenic views across the surrounding countryside.

The home is arranged over a storey-and-a-half design, providing the comfort and accessibility of mainly ground-floor living while incorporating a stylish split-level layout with bedroom accommodation accessed via a short staircase.

The bright entrance hall is tiled throughout the ground floor, with stairs leading to a first-floor landing. The open-plan kitchen and living area forms the heart of the home, featuring a modern range of units with quartz worktops, integrated double oven, dishwasher, and fridge freezer. A breakfast bar incorporates a hob with built-in extractor fan and provides a casual dining space with comfortable seating, creating a practical and sociable focal point for family life. Patio doors open directly onto the rear garden, flooding the room with natural light.

The adjoining living space includes built-in storage units and provision for a stove, allowing for a cosy yet contemporary finish.

A separate utility room, located off the kitchen, is fitted with additional storage units and plumbed for a washing machine. A convenient downstairs WC with vanity sink completes this level.

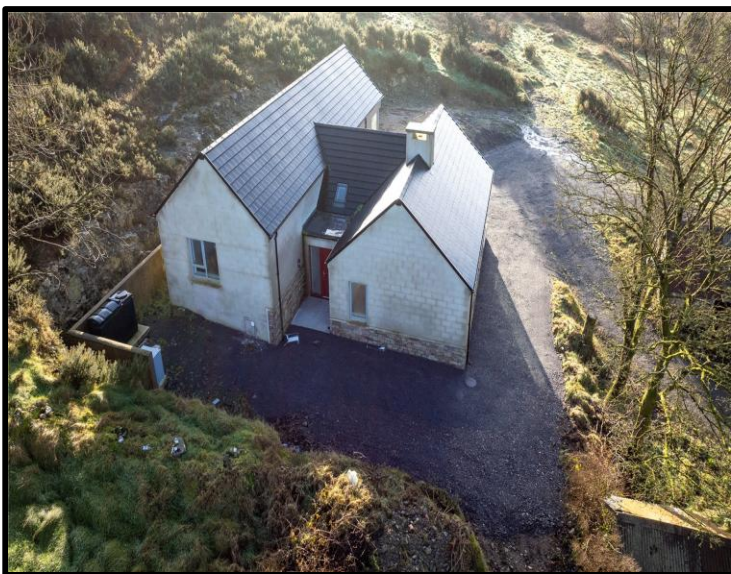
The upper-level area includes four well-proportioned bedrooms, each finished with laminate flooring. The principal bedroom features a walk-in wardrobe, corner window with countryside outlook, and a fully tiled ensuite shower room. Two additional bedrooms have built-in wardrobes, while a further bedroom sits at the top of the stairs. A walk-in hotpress and fully tiled family bathroom with three-piece suite, separate shower, and spot lighting complete the internal accommodation.

Externally, the property enjoys uninterrupted countryside views to the front, offering peace and privacy in a charming rural setting.

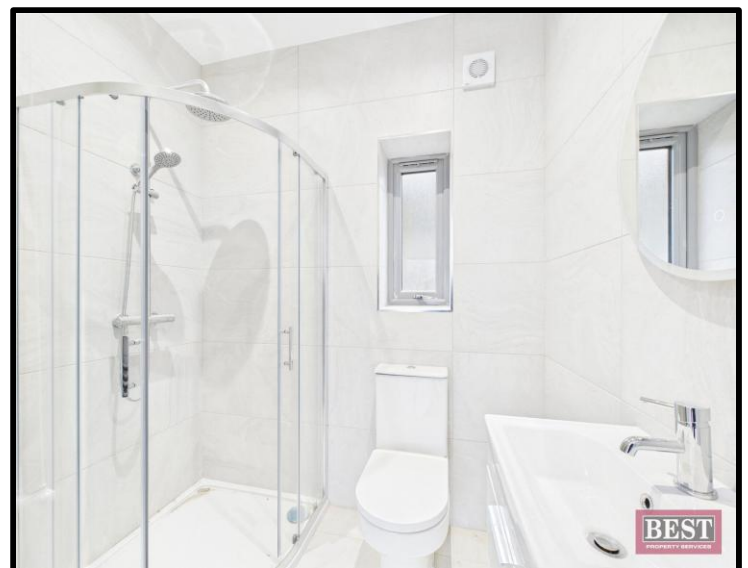
Located just a short drive from Mullaghbawn village, the property offers easy access to local amenities including shops, primary school, and community facilities. Newry City is approximately 15 minutes away, providing a wider range of services and excellent transport links via the A1/N1 corridor.

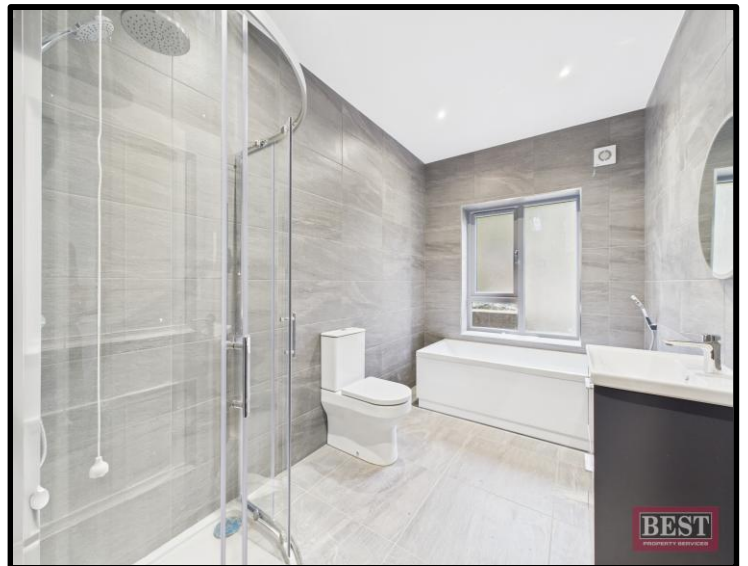
This impressive home combines modern design with rural tranquillity and is ideal for those seeking a high-quality new build in a scenic location.

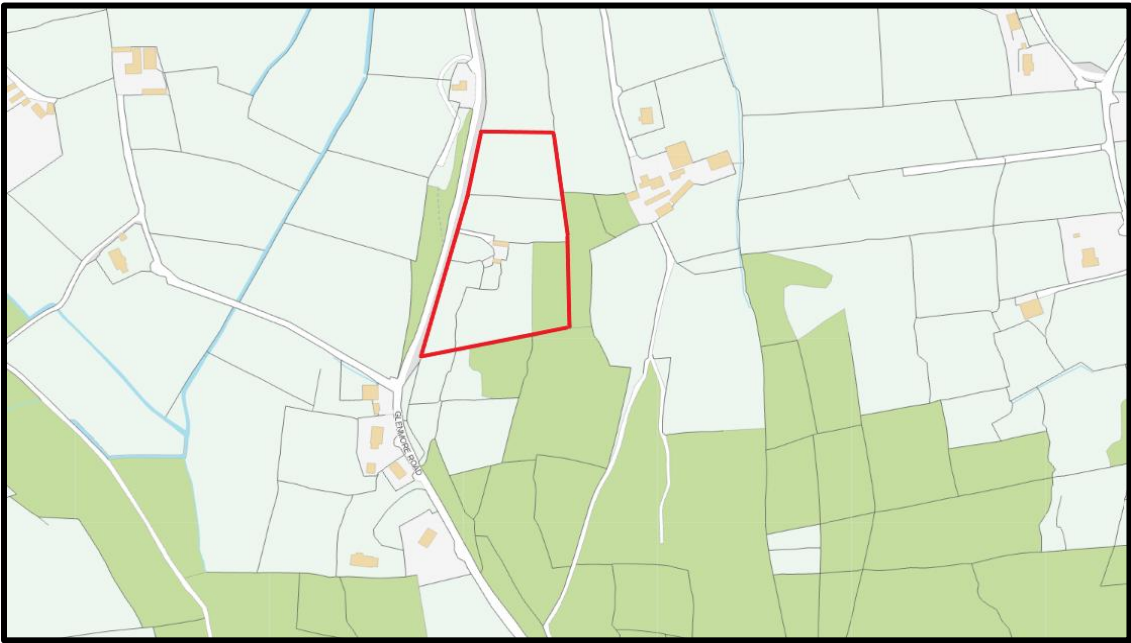
- IMPRESSIVE NEW BUILD HOME WITH MODERN DESIGN AND COUNTRYSIDE VIEWS ON APPROX 4.7 ACRES
- Ground Floor Accommodation: Entrance Hall, Open Plan Lounge / Kitchen / Dining Area, Utility, Downstairs WC
- First Floor Accommodation: Four Bedrooms (One with ensuite and walk in wardrobe), Family Bathroom, Hotpress
- PVC Double Glazed Windows. OFCH
- Attractive Rural Setting with Countryside Views
- Convenient location close to Mullaghbawn village, approx. 15 minutes from Newry City

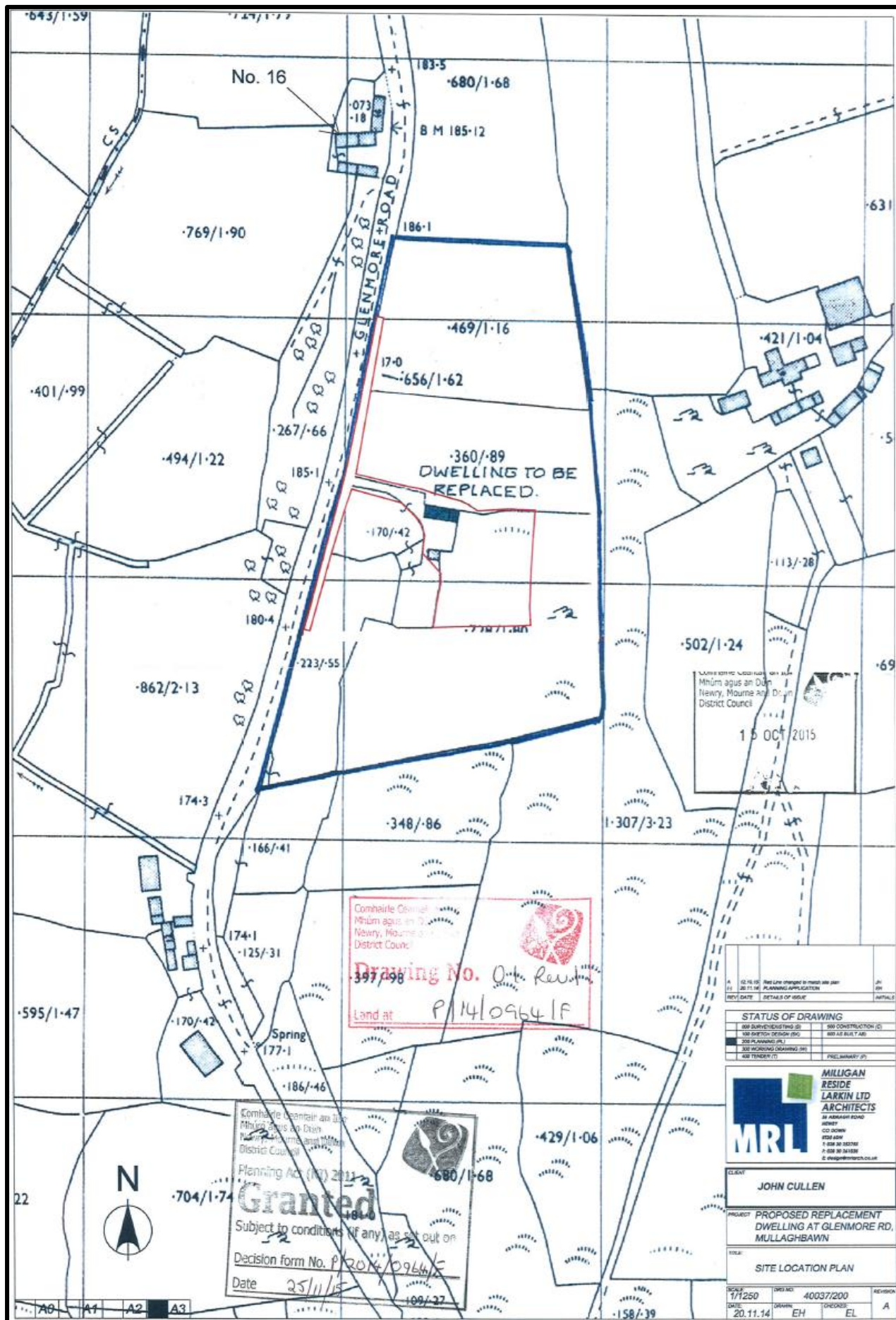












Comhairle Ceannair Mhúir agus an Dúin Newry, Mourne agus Down District Council

Drawing No. 01 Rev

397/98

Land at P/14/09641F

Comhairle Ceannair Mhúir agus an Dúin Newry, Mourne agus Down District Council

Planning Act (No) 2012

Granted

Subject to conditions (if any) as set out on

Decision form No. P/2014/09641F

Date 25/11/15

Mhúir agus an Dúin Newry, Mourne agus Down District Council

15 OCT 2015

A 02.10.15: This plan changed to meet site plan		AP
11 20.11.14: PLANNING APPLICATION		AP
REV: DATE	DETAILS OF ISSUE	AP/ITALS
STATUS OF DRAWING 000 SURVEYING/DESIGN (S) 000 CONSTRUCTION (C) 000 DESIGN/DESIGN (S) 000 TO BUILD (B) 000 PLANNING (P) 000 000 PROVISIONAL DRAWING (S) PRELIMINARY (P) 000 TENDER (T)		
MILLIGAN RESIDE LARKIN LTD ARCHITECTS 30 KERRICK ROAD NEWRY CO DOWN BT28 4BP T: 028 30 35700 F: 028 30 34300 E: info@mrlltd.co.uk		
CLIENT JOHN CULLEN		
PROJECT PROPOSED REPLACEMENT DWELLING AT GLENMORE RD, MULLAGHBAWN		
TITLE SITE LOCATION PLAN		
SCALE 1/1250	PROJECT 40037/200	REVISION
DATE 20.11.14	DRAWN EH	CHECKED EL
		A

Floorplan



Energy Performance Certificate

TBC

Viewing:

By appointment only

Our Office is Open 6 days a week

Monday, Wednesday & Thursday

Tuesday

Friday

Saturday

Rates: £1,929.64 *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.

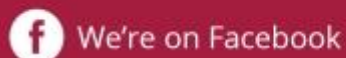
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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