

44 Derrybeg Drive, Newry, Co. Down, BT35 6ES



Guide Price £139,950

Best Property Services are pleased to offer this well-presented three bedroom end-terrace property to the market, situated at 44 Derrybeg Drive. The property offers bright and well-proportioned accommodation throughout, complemented by a rear extension, private driveway and enclosed yard.

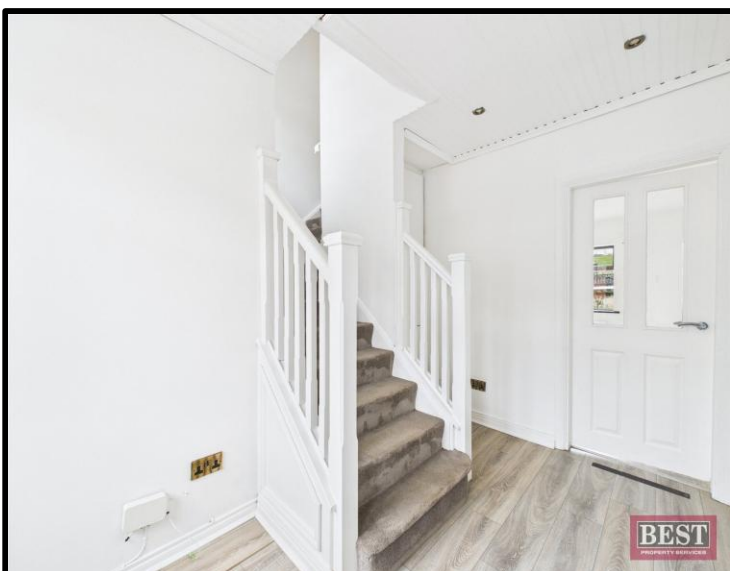
The property opens into a welcoming hallway with laminate flooring, built in storage and stairs leading to the first floor. Located to the right of the hallway is a fully tiled shower room, comprising a shower, wash hand basin and WC. To the rear of the property is a bright and spacious lounge with laminate flooring and an open fireplace, benefiting from windows to both the rear and side, allowing for excellent natural light. Glazed sliding doors lead from the lounge into the kitchen, which features tiled flooring and a range of upper and lower units. Integrated appliances include a fridge freezer, oven, hob, microwave and dishwasher. The kitchen also provides direct access to the rear yard.

On the first floor, the property offers three bedrooms, two of which are finished with laminate flooring, with the remaining bedroom carpeted. A hot press with shelving provides additional storage, while one of the front bedrooms benefits from stairs leading to a carpeted attic space, offering excellent additional storage.

Externally, the property benefits from a private driveway to the front and an enclosed rear yard with a storage shed and separate boiler house.

With its bright living spaces and private driveway, this property would make an excellent purchase for a first-time buyer or investors alike.

- Three Bedroomed Mid-Terraced Property For Sale
- Ground Floor Accommodation: Entrance Hall, Lounge, Kitchen, Shower Room.
- First Floor Accommodation: Landing, Three Bedrooms, Hotpress. Access to floored roofspace.
- Oil Fired Central Heating.
- Gated and walled entrance with private Driveway,
- Paved yard, block built shed & boiler house to the rear.





Floorplan





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.

Energy Performance

Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	54 E
21-38	F		
1-20	G		

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