

## 58 Rockfield Heights, Newry, Co. Down, BT34 2DD



**Guide Price £275,000**



This well-presented family home offers spacious and versatile accommodation extending over two floors, complemented by gardens to the front and rear and a tarmac driveway.

### Ground Floor

The property is entered via a welcoming entrance hall featuring wooden flooring, with carpeted stairs leading to the first floor. To the front of the house is a bright and comfortable lounge, enhanced by a feature bay window, wooden flooring and an attractive feature fireplace with decorative inset and open open fire.

There are two generously proportioned ground floor rooms Bedroom One, located to the front of the property and a dining room to the side elevation both benefit from wooden flooring, offering flexible accommodation suitable for family living or home office use.

To the rear of the property is a spacious kitchen/dining area fitted with a range of oak upper and lower level units, single drainer sink, electric hob and oven, and a convenient breakfast bar. The room features tiled flooring, partial wall tiling, and sliding patio doors providing direct access to the rear garden, creating an ideal space for everyday living and entertaining. A utility room, located adjacent to the kitchen, offers additional storage and is plumbed for a washing machine and dryer. It features tiled flooring and provides access to the rear garden. A separate guest WC with a two-piece suite and tiled flooring completes the ground floor accommodation.

### First Floor

The first floor landing is finished with carpet flooring and includes a walk-in hot press providing valuable storage.

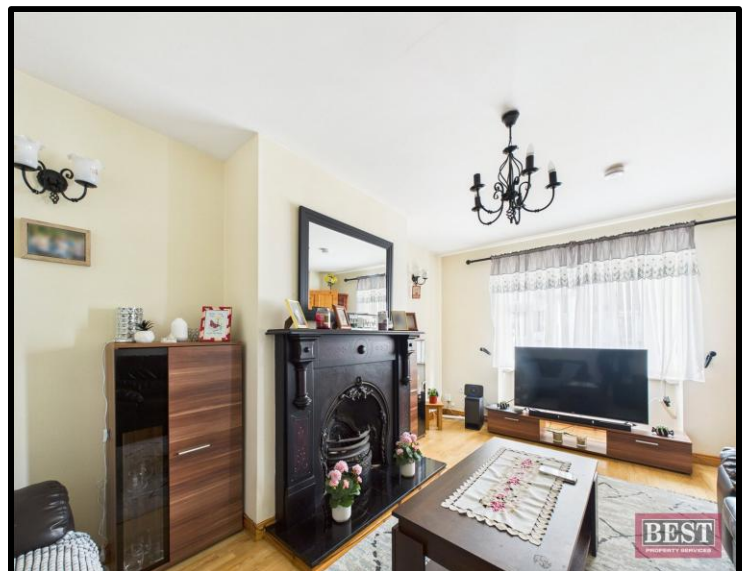
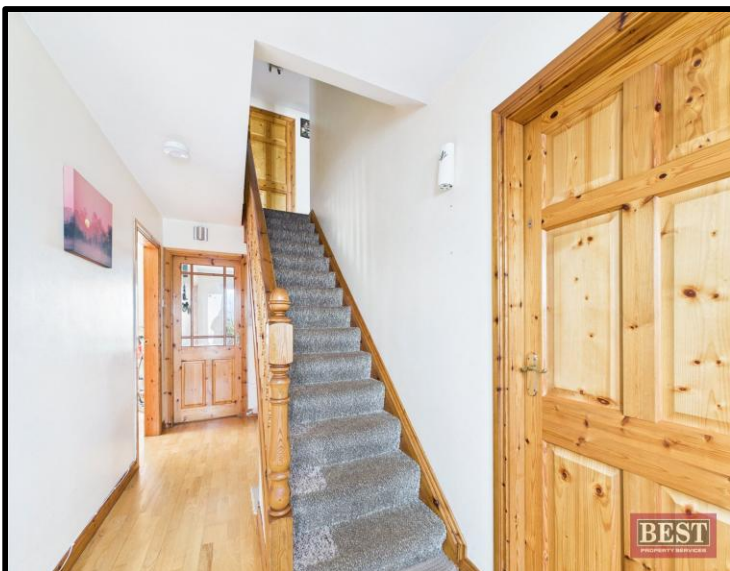
The upper level comprises three bedrooms. The main rear bedroom features carpet flooring and a Velux window. To the front elevation are two further bedrooms, both carpeted and enhanced by dormer windows, one of which also includes a storage cupboard.

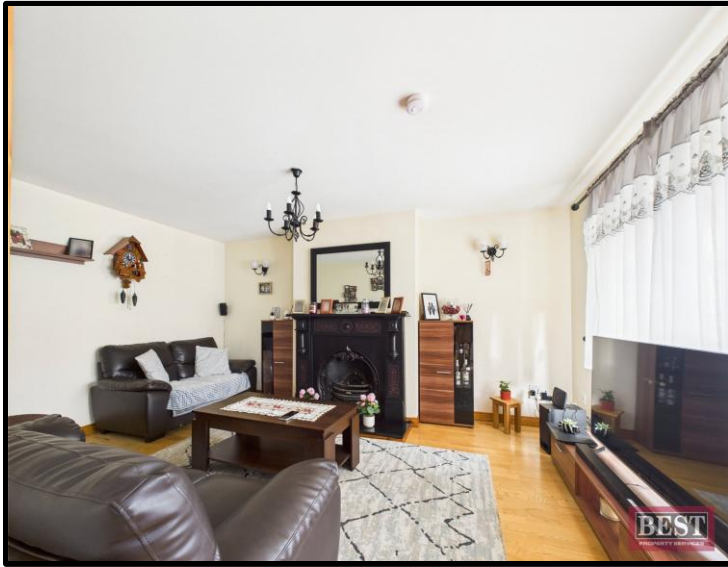
The family bathroom is located to the rear of the property and is fully tiled from floor to ceiling. It is fitted with a white suite comprising a corner bath, WC, wash hand basin and a separate fully tiled shower cubicle.

### Externally

To the front, the property benefits from a tarmac driveway and a garden laid in lawn. The rear garden is also laid in lawn and is fully enclosed with timber fencing to the boundaries, providing a safe and private outdoor space.

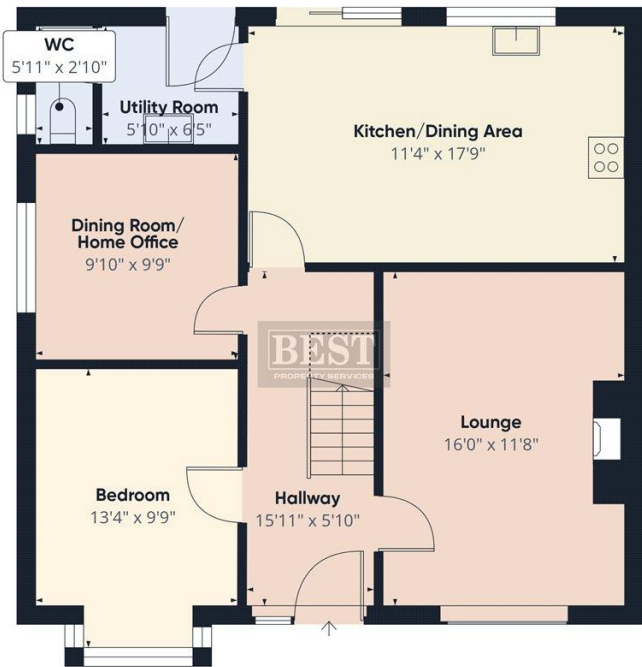
- EXCELLENT DETACHED DORMER BUNGALOW
- Ground Floor Accommodation: Entrance Hall, Lounge, Dining Room, Bedroom 1, Kitchen/Dining Area, Utility Room, Separate W.C.
- First Floor Accommodation: Landing, Three Bedrooms, Family Bathroom, Walk in Hotpress.
- Pvc Double Glazing. Oil Fired Central Heating.
- Gardens laid in lawn to the front. Gardens laid in lawn to the rear with timber fencing to boundaries.
- Tarmac Driveway.



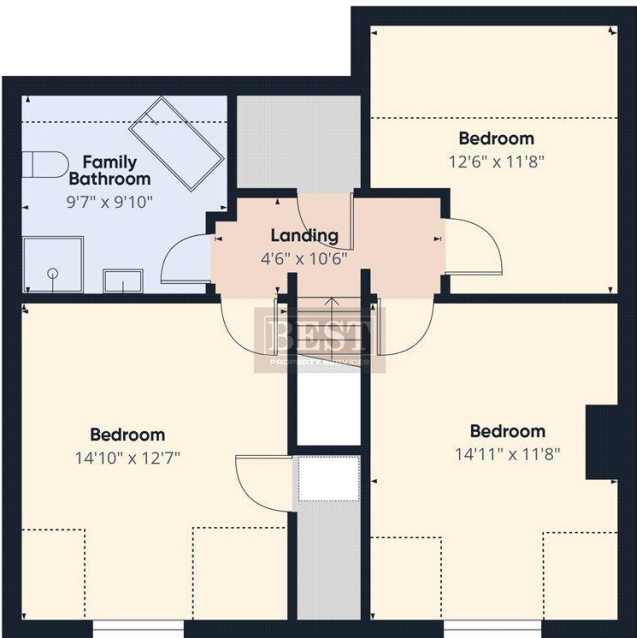




# Floorplan



Floor 1



Floor 2









#### 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:

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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.

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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

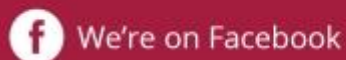
We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property. Let us help you make your dream move by ensuring your property receives maximum marketing exposure and the highest possible price. We look forward to hearing from you.

## Energy Performance

## Certificate

#### Important Information:

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Tel: 028 3026 6811  
[info@bestpropertyservices.com](mailto:info@bestpropertyservices.com)  
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