

3 Hawthorn Hill, Newry, Co. Down, BT35 8DE



Guide Price £279,950

New to the market!

This three-bedroom detached bungalow is set on a mature, well-established site within the highly sought-after Hawthorn Hill area of Newry. Owned by the same family since 1969, the property has been lovingly maintained over the years and is presented in excellent condition, further enhanced by a recently installed kitchen and bathroom. The accommodation begins with an entrance porch leading into a welcoming hallway. To the right, a bright front-facing dining room provides an ideal space for family meals or entertaining and gives access to the kitchen, which is fitted with a range of upper and lower level units along with an integrated fridge, hob, oven and washing machine. Beyond the kitchen, a separate hallway leads to the garage, offering excellent additional storage or workspace.

Also accessed from the dining room is the main lounge, which enjoys a pleasant rear aspect and features an open fire, creating a warm and comfortable living space. Off the lounge is a further room overlooking the rear garden, ideal for use as a second reception room, home office or hobby room, offering flexible accommodation to suit modern living.

To the left of the entrance hallway are three well-proportioned bedrooms, all carpeted and benefiting from built-in storage. The fully tiled family bathroom comprises a bath with shower over, vanity wash hand basin and WC. The main hallway also offers two useful storage cupboards and access to a floored and insulated attic, providing excellent additional storage.

Externally, the property enjoys gardens to both the front and rear, laid with mature trees and shrubs, along with a paved patio area to the rear, ideal for outdoor enjoyment. A gated driveway provides off-street parking and an added sense of privacy.

Conveniently located close to Newry city centre, local amenities and transport links, this attractive home will appeal to a wide range of purchasers, particularly those seeking single storey living in a mature and highly regarded residential area.

Early viewing is highly recommended.

- Three Double Bedroom Detached Bungalow
- Located on a quiet Residential Street, moments from the Dublin Road and A1/N1
- Well maintained and presented gardens
- Oil fired central heating. PVC Double Glazing
- Integral Garage with access from the house
- Private Driveway
- New blinds fitted throughout the property

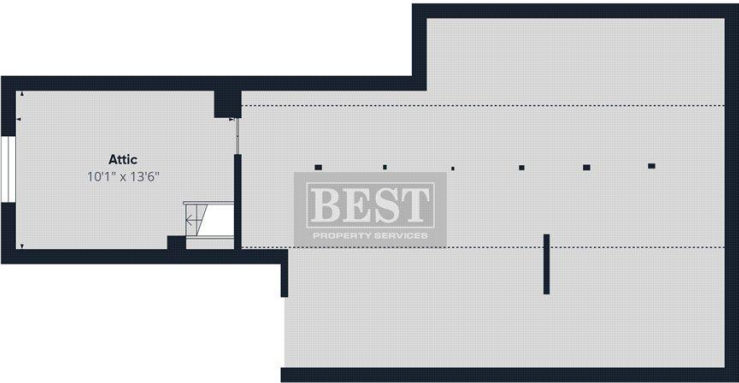




Floorplan



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:

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		61 D
39-54	E	48 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