

## 4 The Glen, Newry, Co. Down, BT35 8BS



**Guide Price £179,000**

This three-bedroom property offers excellent potential for buyers seeking a home they can modernise and personalise to their own taste. Set on a generous plot with gardens to the front, side and rear, the property also benefits from a detached garage.

The accommodation begins with an entrance hall featuring a tiled floor, leading through to a spacious open-plan kitchen and dining area. The kitchen is fitted with a range of units and includes an integrated hob and oven, with plumbing in place for a dishwasher and washing machine, along with space for a fridge. Double doors from the dining area open into the lounge, creating a flexible living layout.

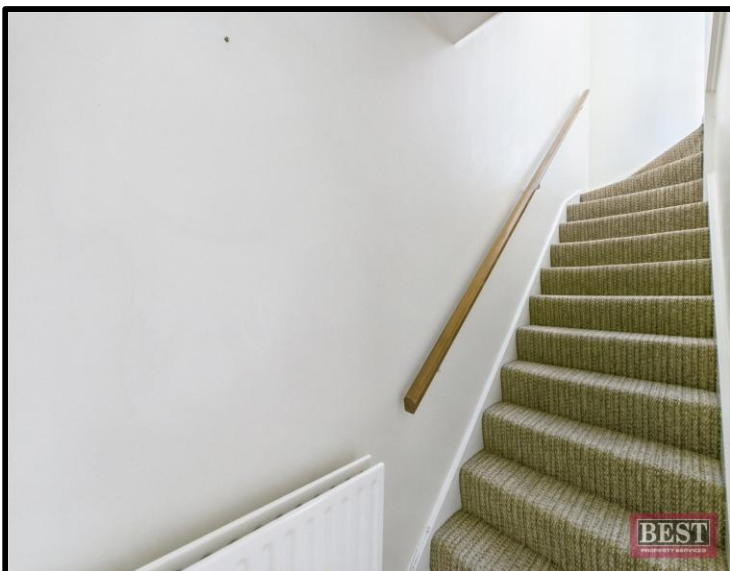
The lounge is located to the rear of the property and has laminate flooring, a fitted fireplace with open fire, a useful store cupboard, and a door providing direct access to the rear garden.

On the first floor, the landing includes a hotpress and carpet flooring. There are three well-proportioned bedrooms, two to the rear elevation (one with a built-in store cupboard) and a front-facing bedroom featuring a bank of built-in wardrobes. The family bathroom is positioned to the front of the property and comprises a white suite with WC, wash hand basin and bath with electric shower over with tiled walls.

Externally, the property is surrounded by lawned gardens to the front, side and rear, offering ample outdoor space and further potential for landscaping or extension, subject to the necessary consents.

Overall, this property represents an ideal opportunity for first-time buyers, investors or those looking for a refurbishment project in a spacious setting.

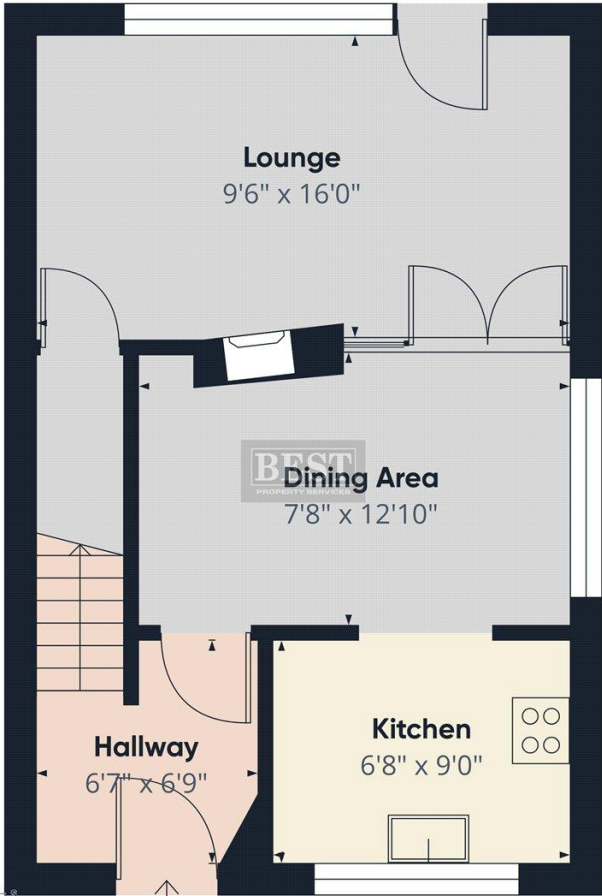
- **THREE BEDROOM SEMI DETACHED HOUSE WITH DETACHED GARAGE**
- Ground Floor Accommodation: Entrance Hall, Lounge, Kitchen, Dining Area
- First Floor Accommodation: Three Bedrooms, Bathroom.
- Oil Fired Central Heating. Double Glazing.
- Gardens to the side and rear
- Detached Garage.



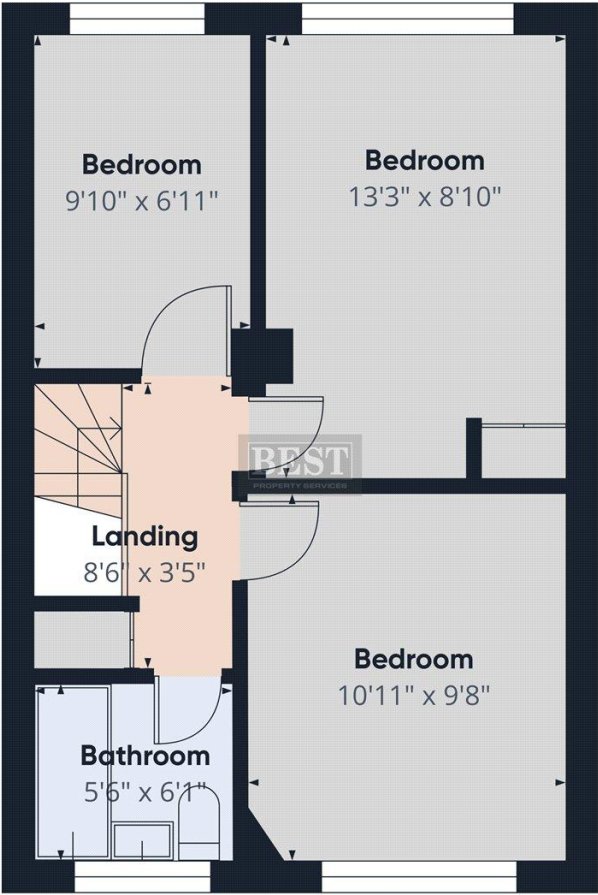




# Floorplan



Floor 1



Floor 2





## **Energy Performance Certificate**

TBC

### **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.

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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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