

## 4 Carneyhough Court, Newry, Co. Down, BT34 2TW



**Guide Price £274,950**

Best Property Services are pleased to offer for sale this beautifully presented three bedrooomed detached home, located in one of Newry's most highly sought-after residential areas just off the popular Crieve Road. Positioned on the outskirts of Newry City, this prime location offers convenient access to local schools, the city centre and a wide range of amenities, making it ideal for modern family living.

This well-maintained property offers bright, well-proportioned accommodation throughout and benefits from a number of quality finishes and practical features.

The property is accessed via a welcoming, tiled hallway and features modern sensor spotlights, creating a bright and inviting entrance. The hallway also benefits from understair storage and a carpeted staircase provides access to the first floor.

To the right, the front-facing lounge offers a warm and welcoming space, beautifully finished with wooden flooring and enhanced by a feature bay window that floods the room with natural light. An inset electric fire provides an attractive focal point, creating a cosy and relaxing atmosphere.

To the rear, the kitchen is beautifully appointed with a range of upper and lower level units offering ample storage and workspace, all complemented by tiled flooring for a clean and modern finish. A selection of integrated appliances, including oven, microwave, fridge freezer and dishwasher, enhances both functionality and style, creating a well-designed space ideal for everyday family living.

Adjacent to the kitchen is a separate utility room complete with sink, additional storage units and space for a washing machine and tumble dryer. The utility also provides direct access to the rear garden.

A convenient understair WC completes the ground floor accommodation.

The first floor comprises three well-proportioned bedrooms, all finished with laminate flooring and benefitting from internet points and HDMI connections.

The main bedroom, positioned to the rear of the property, is a spacious and well-appointed room featuring built-in wardrobes and dressing table area, offering excellent storage and functionality. The ensuite is fully tiled and comprises a shower enclosure, vanity sink and WC, providing a sleek and modern finish.

To the front of the property are two further well-proportioned bedrooms, comprising a generous double room and a single bedroom. The single room benefits from built-in wardrobes, providing practical storage and making it ideal as a child's bedroom, home office or guest room.

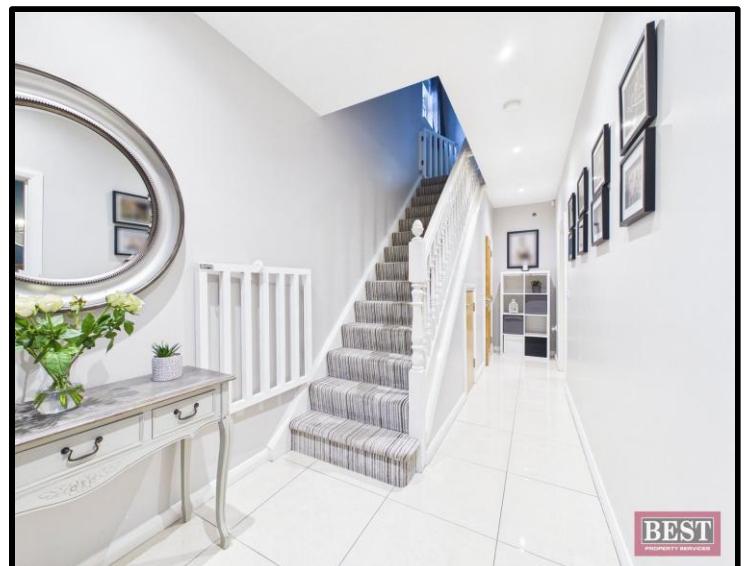
The family bathroom is thoughtfully designed and finished to an excellent standard, complete with full floor-to-ceiling tiling for a sleek and contemporary look. The suite comprises a bath, separate shower enclosure, vanity sink with storage, and WC, creating a stylish and practical space suited to the needs of modern family living.

Externally, the rear garden is paved for low-maintenance enjoyment and benefits from a desirable south-facing aspect, allowing for excellent natural sunlight throughout the day. The garden also includes a raised planted area with shrubs, a wooden shed positioned to the side, and convenient side access, all enclosed by fencing for added privacy.

To the front, the garden is laid in lawn and has a private driveway providing off-street parking.

This excellent home offers a superb opportunity to purchase within a highly regarded and established residential development. Early viewing is highly recommended to fully appreciate all that 4 Carneyhough Court has to offer.

- EXCELLENT THREE BEDROOM DETACHED FAMILY HOME IN A FAMILY FRIENDLY DEVELOPMENT
- Ground Floor Accommodation: Entrance Hall, Lounge, Kitchen, Utility Room, Separate W.C.
- First Floor Accommodation: Three Bedrooms (One with Ensuite Shower Room), Family Bathroom
- Gas Fired Central Heating. PVC Double Glazed Windows
- High Pressure Water System Installed
- Internet Points and HDMI Connections in all Bedrooms & Kitchen.
- Private Driveway Providing Off Street Parking
- South Facing, Enclosed Low Maintenance Rear Garden



# Floorplan







## 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.

### **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