

16 Dominic Street, Newry, Co. Down, BT35 8BN



Guide Price £129,000

TWO BEDROOM MID TERRACE TOWNHOUSE

Offering new to the market, this two bedroom mid terrace property, situated on Dominic Street this property is within easy walking distance of the city centre and all local amenities and is convenient to both primary and secondary schools, Newry train station, and the M1 north / south motorway routes.

Accommodation includes on entering a lounge which is located to the front of the property and has tiled flooring open plan to the kitchen. To the rear you will find the kitchen/dining area which has a range of upper and lower level units and tiled flooring with under stair storage. Beyond the kitchen is the rear hallway which has plumbing for a washing machine and there is access to the rear. On the first floor there are two bedrooms and the family bathroom consists of a three piece suite and is fully tiled.

In addition, the attic has been converted for storage purposes and benefits from a wooden floor, apex window and full electrics.

The property comes complete with PVC double glazing and gas fired central heating. Paved area to the front and rear.

Internal viewing is highly recommended to appreciate the potential within this property.

- EXCELLENT TWO BEDROOM MID TOWN HOUSE FOR SALE
- Ground Floor Accommodation: Entrance Hall, Lounge, Kitchen/Dining Area
- First Floor Accommodation: Two Bedrooms, Bathroom
- Gas Fired Central Heating. Pvc Double Glazing.
- Attic converted for storage purposes with wooden flooring, apex window and full electrics
- Blinds included within sale.
- Paved area to the front. Paved area to the rear with timber fencing to boundaries.

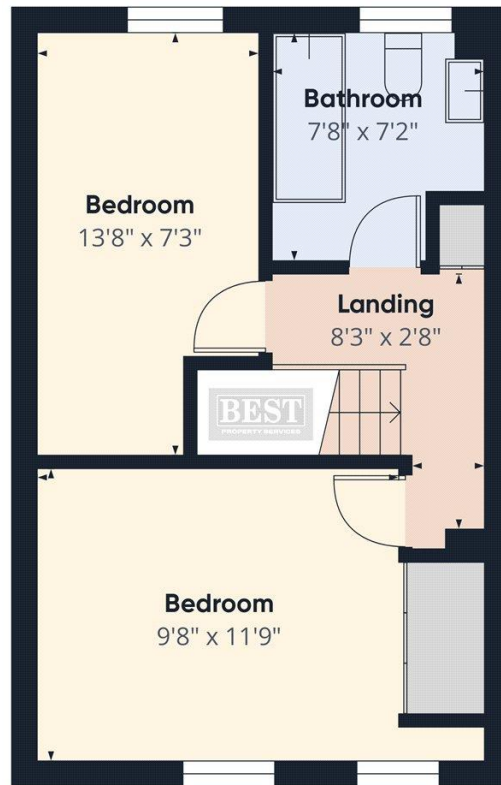




Floorplan



Floor 1



Floor 2

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

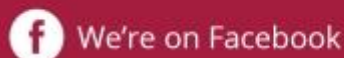
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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



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