

20 Brannock Close, Newry, Co. Down, BT35 8DF



Guide Price £209,950

New to the market!

We are delighted to present to the market, 20 Brannock Close, Newry, a well-maintained three bedroom bungalow ideally situated just off the highly sought-after Dublin Road. This excellent location offers convenient access to Newry City Centre, local schools, amenities and the A1 dual carriageway for commuters travelling to Belfast or Dublin.

Internally, the property offers bright and well-proportioned accommodation throughout, making it an ideal purchase for first-time buyers, downsizers or those seeking single-level living.

Accommodation comprises an entrance hallway finished with laminate flooring and access to the roofspace, along with two useful storage cupboards, one of which houses the hotpress.

The living room is positioned to the front of the property and features a bay window, laminate flooring and a feature fireplace, creating a warm and inviting space.

The kitchen is located to the rear and is fitted with a range of upper and lower level units, complemented by tiled flooring. Built-in appliances include a fridge freezer, double oven, hob and dishwasher, offering a practical layout for everyday living.

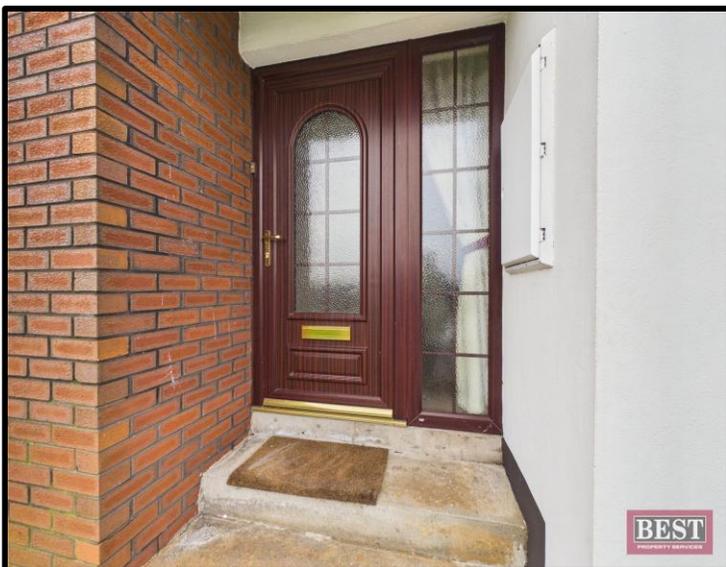
There are three well-proportioned bedrooms, all finished with laminate flooring and benefiting from built in wardrobes.

The family bathroom is fully tiled and fitted with a large walk-in shower, WC, vanity sink unit and heated towel radiator.

Externally, the property benefits from its own private tarmac driveway providing off-street parking and a front garden laid in lawn. To the rear, there is a fully enclosed garden and an attached garage further enhances the home and is plumbed for a washing machine and dryer, complete with sink and upper and lower level units..

Early viewing is highly recommended to fully appreciate all that this well-located bungalow has to offer.

- THREE BEDROOM SEMI DETACHED BUNGALOW
- Accommodation: Entrance Hall, Living Room, Kitchen/Dining Area, 3 Bedrooms & Shower Room.
- Gardens laid in lawn to front with enclosed garden to rear.
- Attached Garage with electric door
- Oil Fired Central Heating & Double Glazed Windows
- Located just off the Dublin Road, a Short Distance from Newry City Centre





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.

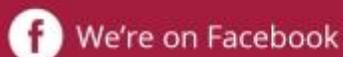
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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



Tel: 028 3026 6811
info@bestpropertyservices.com
bestpropertyservices.com