

14 Lodge Meadows, Hilltown, Newry, Co. Down, BT34 5WF



Guide Price £195,000

A well-presented three-bedroom semi-detached family home, offering bright and spacious accommodation throughout and finished to a high standard. This property is ideally suited to modern family living and benefits from a rear patio area and excellent internal layout.

The accommodation comprises an inviting entrance hall with tiled flooring and carpeted staircase. The front-facing lounge features laminate flooring and a charming wood-burning stove, creating a warm and comfortable living space, with access through to the kitchen/dining area.

To the rear of the property is a generous kitchen/dining area, fitted with a range of modern upper and lower level units and benefiting from integrated hob, double oven and dishwasher. The space is finished with tiled flooring and partial wall tiling, making it both stylish and practical.

A separate utility room, also rear facing, provides additional storage with upper and lower units, a single drainer sink, and plumbing for a washing machine and dryer. This area is finished with tiled flooring and partial wall tiling and offers direct access to the rear patio area. A separate WC with a two-piece suite completes the ground floor accommodation.

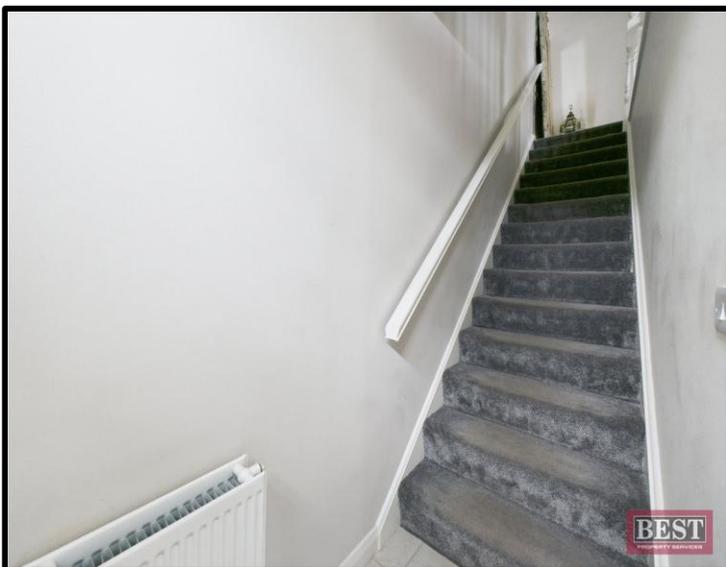
On the first floor, the landing is carpeted and includes a hot press, with access to a fully floored roof space via a Slingsby ladder, providing excellent storage.

Bedroom one, rear facing, features carpet flooring and a bank of built-in wardrobes. Bedroom two, also rear facing, is carpeted and well proportioned. The family bathroom is located on the middle elevation and comprises a white suite including corner bath, WC and wash hand basin with vanity unit, along with a separate fully tiled shower cubicle and tiled flooring.

Bedroom three, front facing, benefits from carpet flooring and a bank of built-in wardrobes, and is further enhanced by an ensuite shower room with white suite including WC, wash hand basin and a separate fully tiled shower cubicle, with tiled flooring and partial wall tiling.

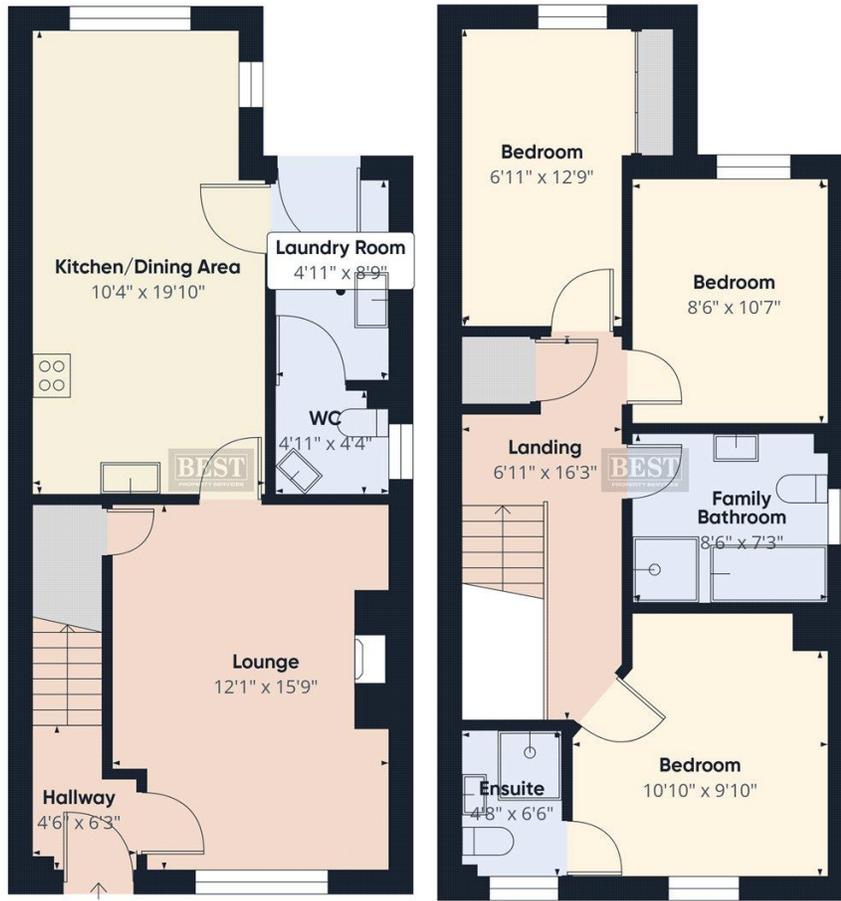
Additional features include PVC double glazing, oil-fired central heating, and an intruder alarm. Externally, the property enjoys a rear patio area with timber fencing to the boundaries, offering a private and low-maintenance outdoor space. Tarmac driveway.

- EXCELLENT THREE BEDROOM SEMI DETACHED FAMILY HOME
- Entrance Level Accommodation: Entrance Hall, Lounge, Kitchen/Dining Area, Utility Room, Separate W.C.
- First Floor Level Accommodation: Spacious landing with slingsby ladder leading to fully floored attic space. Three Bedrooms (One with Ensuite Shower Room), Family Bathroom.
- Oil Fired Central Heating. Pvc Double Glazing.
- Tarmac Driveway to the front of the dwelling.
- Paved patio area to the rear with timber fencing to side and rear boundaries.





Floorplan



Floor 1

Floor 2



Energy Performance Certificate

TBC

Viewing:

By appointment only

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Friday
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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.

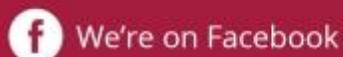
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REQUEST A VALUATION

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.

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