

## 50 Laurel Grove, Newry, Co. Down, BT34 1TP



**Guide Price £239,950**

We are delighted to bring to the market this beautifully presented three-bedroom semi-detached family home, ideally located within a popular and family-friendly development just off the Belfast Road, Newry. Lovingly maintained by the current owner for approximately 12 years, this home offers spacious, well-appointed accommodation perfect for modern family living.

Internally, the property comprises a welcoming entrance hall with attractive wooden flooring. The bright and comfortable lounge is positioned to the front of the property and features wooden flooring along with a charming feature fireplace with open fire and back boiler, creating a cosy focal point.

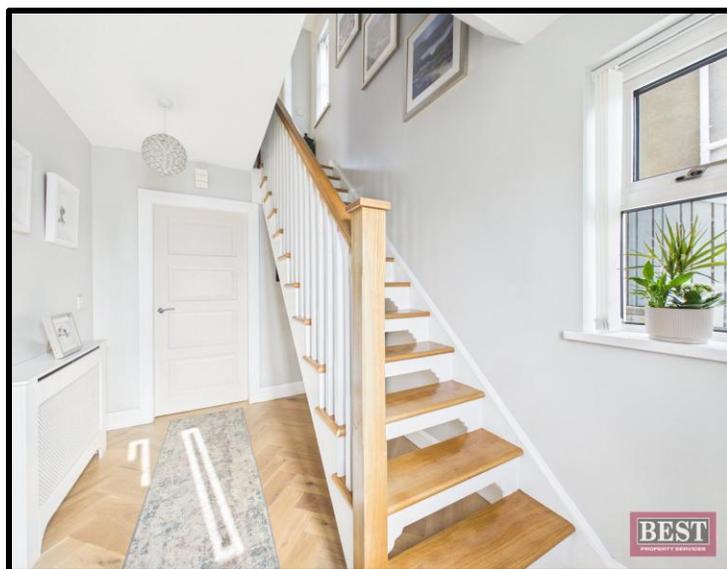
To the rear, the spacious kitchen/dining area is ideal for both everyday living and entertaining. It is fitted with a range of modern high and low-level units, with integrated fridge freezer and dishwasher with space for a freestanding cooker. The kitchen also benefits from continued wooden flooring. Adjacent to the kitchen is a practical utility room with additional storage units, plumbed for a washing machine and tumble dryer. A convenient downstairs W.C. completes the ground floor accommodation.

On the first floor, there are three well-proportioned bedrooms, offering comfortable space for a growing family. The main bathroom comprises a three-piece suite along with a separate fully tiled shower cubicle. Additional benefits include oil-fired central heating and double glazing throughout.

Externally, the property enjoys a well-maintained front garden laid in lawn, ample off-street parking with a tarmac driveway, and timber fencing to the side boundaries. To the rear, there is a paved patio area and a stunning garden room, providing versatile additional space suitable for a home office, gym, playroom, or relaxation area.

This superb home will appeal to a wide range of discerning purchasers seeking a spacious property in an excellent location. Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.

- BEAUTIFUL THREE BEDROOM SEMI DETACHED FAMILY HOME
- Entrance Hall, Lounge, Kitchen/Dining Area, Utility Room, Separate W.C.
- First Floor Accommodation: Landing, Three Bedrooms, Family Bathroom.
- Oil Fired Central Heating. Pvc Double Glazing.
- Garden Room to the rear suitable for a variety of uses.
- Beautiful Garden Room to the rear with electrical points and heating system.
- Off Street Parking with tarmac driveway. Granite paved patio area to the rear with timber fencing to boundaries.

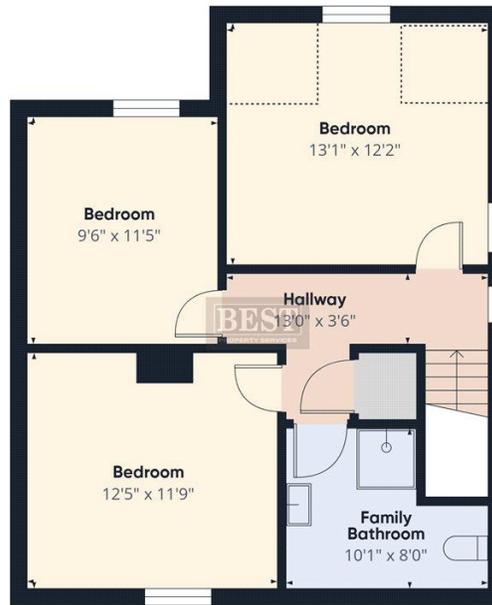




# Floorplan



Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2





**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/ukksi/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.

**Energy Performance**

**Certificate**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 71 C    | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**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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