

26 Glenveigh, Newry, Co. Down, BT35 8GL



Guide Price £305,000

New to the Market!

Best Property Services are pleased to present to the market this well-maintained four bedroom semi-detached home, ideally located within the popular Glenveigh development just off the Dublin Road. Built in 1999, this spacious property offers versatile family accommodation and is ideally suited to those seeking convenience to local amenities, schools and easy access to the A1 for commuters travelling north or south.

On entering the property, you are welcomed by a bright entrance hallway with tiled flooring and attractive wood panelling with a carpeted staircase leading to the first floor.

To the right of the hallway is the main sitting room featuring solid wooden flooring, a beautiful marble fireplace with stove, and a large bay window allowing for excellent natural light. There is a second reception room to the left of the hallway, also finished with solid wooden flooring and benefiting from a striking floor-to-ceiling window, creating a bright and flexible living space ideal for a family room, playroom or home office.

The kitchen/dining area is located to the rear of the property and offers a range of upper and lower fitted units, a gas hob and electric oven, with patio doors providing direct access to the rear garden. A separate fully tiled utility room is accessed from the kitchen and provides additional storage units, space for a washing machine and tumble dryer, and direct access to the rear garden. Off the utility room is a fully tiled downstairs WC complete with vanity sink and heated towel radiator.

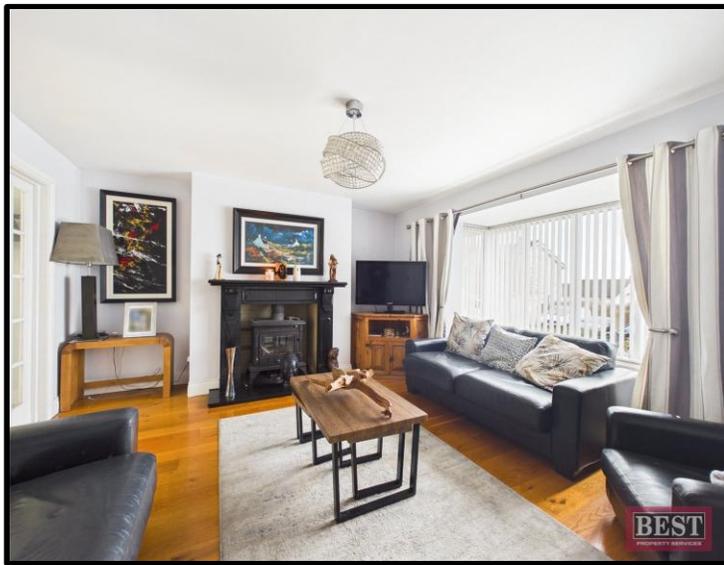
There is also a useful walk in pantry, ideal for additional storage.

Upstairs, the landing provides access to the roofspace, and there are four well-proportioned bedrooms, including three doubles and one single. The family shower room is fully tiled and comprises a shower enclosure, WC, vanity sink and heated towel radiator.

Externally, the rear garden is fully enclosed with fencing to the boundary and is laid in lawn with a paved patio area ideal for outdoor entertaining and there are two garden sheds providing excellent outdoor storage. The property benefits from it's own private driveway to the front and a lawned area with plants and shrubs.

Early viewing is highly recommended to fully appreciate all that this excellent family home has to offer.

- EXCELLENT FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- Ground Floor Accommodation: Entrance Hallway, Lounge, Living Room, Kitchen/Dining Area, Utility Room, Separate W.C., Pantry.
- First Floor Accommodation: Landing, Four Bedrooms, Family Shower Room.
- Oil Fired Central Heating. Pvc Double Glazing.
- Gardens laid in lawn to the front with tarmac driveway providing ample parking.
- Gardens to the rear laid in lawn with timber fencing to boundaries along and a paved patio area.



Floorplan

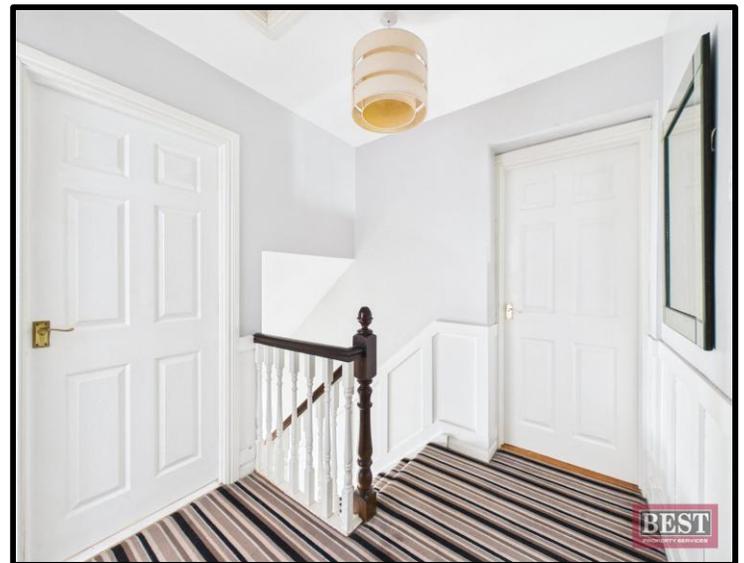


Floor 1



Floor 2









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.

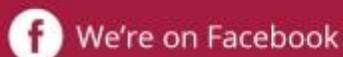
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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