

7 Carraig Mhuire, Newry, Co. Down, BT34 2GD



Guide Price £174,950

New to the market, this well presented three bedroom end terrace property offers bright, well laid out accommodation and is ideally situated within close proximity to Newry City Centre, offering easy access to a wide range of local amenities.

On entering the property, the entrance hallway is finished with tiled flooring and provides access to the first floor. To the right, the living room is tastefully presented with laminate wooden flooring, recessed spotlights and a decorative feature fireplace, creating a cosy yet modern living space.

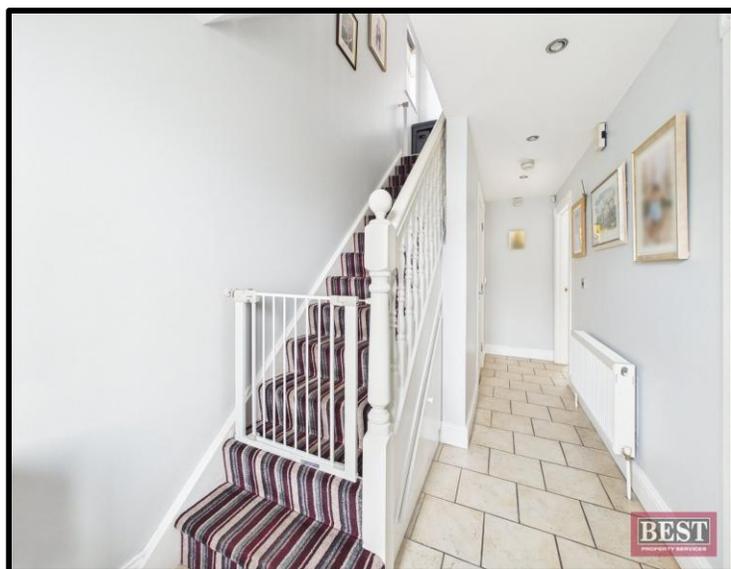
A convenient downstairs WC is located under the stairs and comprises tiled flooring, WC and wash hand basin. To the rear of the property, the kitchen is finished with tiled flooring and offers a range of upper and lower level units with ample worktop space, as well as a built in oven and hob, fridge freezer and dishwasher, with space provided for a washing machine. Patio doors lead directly from the kitchen to the rear garden, allowing for excellent natural light and easy outdoor access.

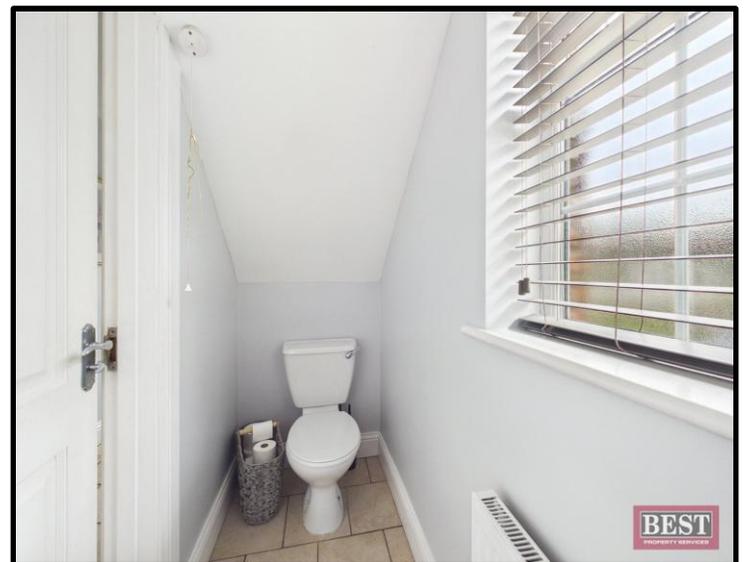
Upstairs, the landing is carpeted and benefits from a hotpress and access to the roofspace. There are two well proportioned double bedrooms and one single bedroom, all finished with carpeted flooring. The family bathroom is fully tiled and fitted with a corner bath, separate shower cubicle, WC and wash hand basin.

Externally, to the front of the property there is a paved pathway leading to the front door with lawn areas on either side. The rear garden is paved for low maintenance and the driveway, accessed from the rear of the property, offers off street parking for two cars.

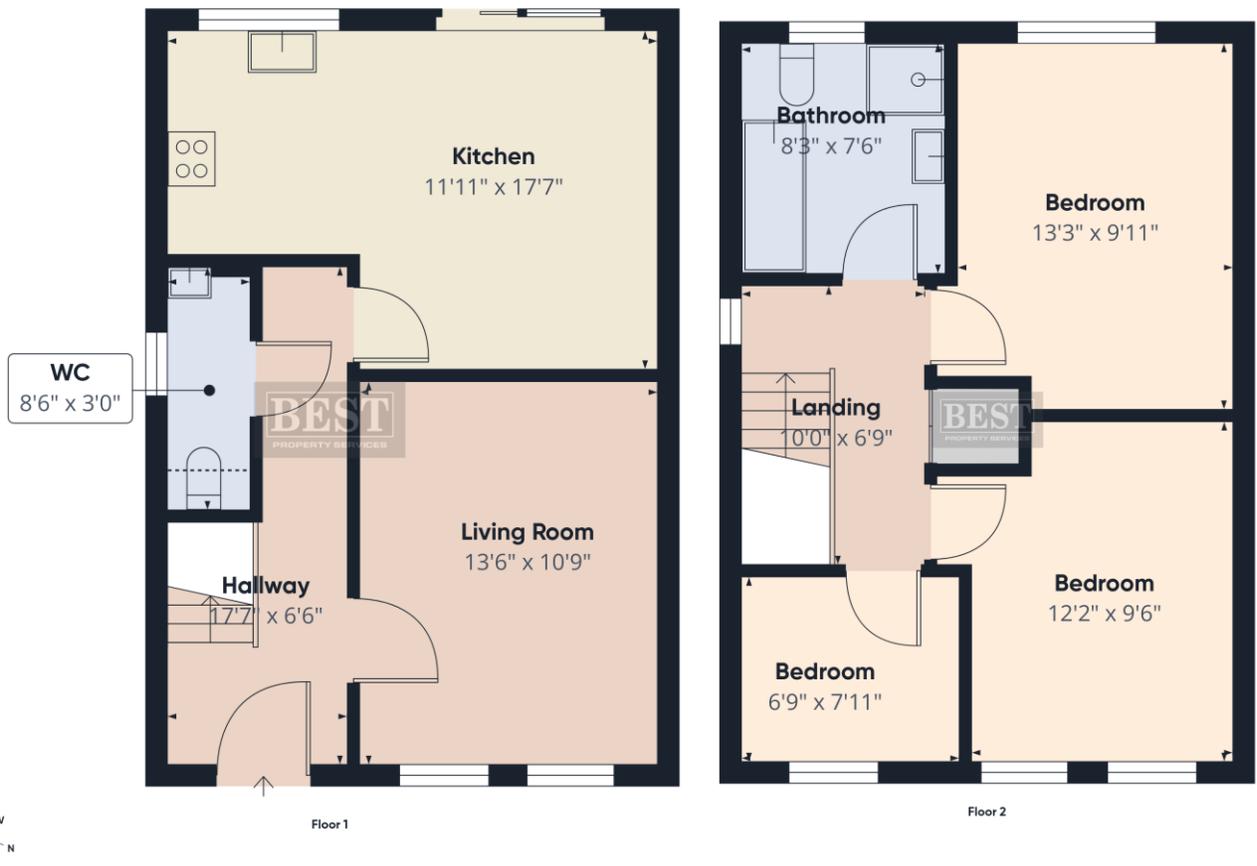
This property will appeal to a wide range of purchasers and represents an excellent opportunity to secure a comfortable home in a convenient and popular residential location.

- EXCELLENT THREE BEDROOM END TERRACED FAMILY HOME
- Entrance Level Accommodation: Entrance Hall, Lounge, Kitchen/Dining Area, Separate W.C.
- First Floor Level Accommodation: Landing, Three Bedrooms, Family Bathroom, Hotpress.
- Oil Fired Central Heating. Pvc Double Glazing.
- Tarmac Driveway to the side of the property, lawned enclosed garden to the front.





Floorplan





Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	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.

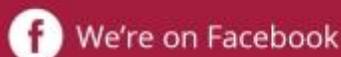
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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