

103 Belfast Road, Newry, Co. Down, BT34 1QH



Guide Price £495,000

New to the Market!

Best Property Services are delighted to offer for sale this substantial detached family home set on an impressive and mature site extending to approximately 0.65 acres. This superb home offers generous, well-balanced accommodation throughout, perfectly suited to modern family living, with an abundance of space both internally and externally.

Ground Floor Accommodation

Upon entering, you are welcomed by a bright and welcoming entrance hallway which immediately sets the tone for the spacious accommodation throughout. The lounge is well-proportioned and filled with natural light, creating a warm and inviting space for relaxation and features a wood burning stove with brick surround. A second reception room, currently used as a living room/playroom, offers excellent flexibility for family life.

The kitchen/dining area forms the heart of the home, featuring ample space for both everyday living and entertaining, with direct access to a sunroom that enjoys pleasant views over the surrounding gardens and grounds. A separate utility room and pantry provides practical storage solutions, while a conveniently located W.C. completes this area.

There are three generously sized bedrooms on the ground floor, one of which benefits from an ensuite shower room, making it ideal for guests or multi-generational living.

First Floor Accommodation

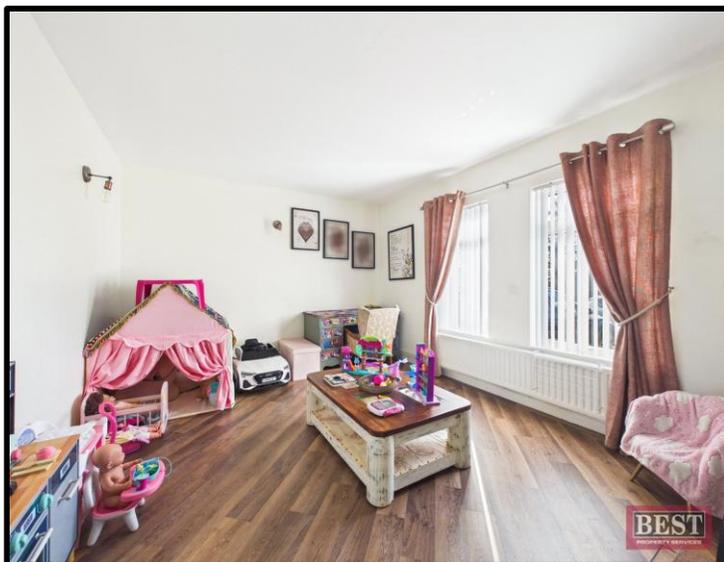
The first floor continues to impress with a spacious landing leading to four well-proportioned bedrooms, offering excellent versatility for family use, home working, or guest accommodation. A walk-in hotpress provides additional storage, alongside a family bathroom. There is also further attic storage available within the eaves.

Externally, the property is set within extensive, mature grounds with gardens to the front, side, and rear laid in lawns, bordered by established trees and hedging which enhance privacy. The sweeping driveway provides ample parking for multiple vehicles and adds to the overall sense of space and approach to the home. A carport to the rear offers further sheltered parking or storage.

Ideally positioned just outside Newry along the Belfast Road dual carriageway, the property enjoys excellent connectivity with immediate access to the A1, making it an ideal base for commuters travelling to Belfast, Dublin, and surrounding areas, all while benefiting from a peaceful semi-rural setting.

This is a rare opportunity to acquire a substantial family home on a generous private site in a highly convenient and sought-after location, offering the perfect blend of space, comfort, and accessibility.

- **SUBSTANTIAL DETACHED FAMILY HOME ON APPROXIMATELY 0.65 ACRES**
- Ground Floor Accommodation: Entrance Porch, Entrance Hall, Lounge, Living Room/Playroom, Kitchen/Dining Area, Sunroom, Utility Room, Pantry, Separate W.C., Three Bedrooms (one with Ensuite Shower Room).
- First Floor Accommodation: Landing, Four Bedrooms, Walk in Hotpress, Family Bathroom. Attic storage in eaves.
- Oil Fired Central Heating. Pvc Double Glazing.
- Gardens to the front, side and rear laid in lawns.
- Carport to the rear.



Floorplan



Floor 1



Floor 2

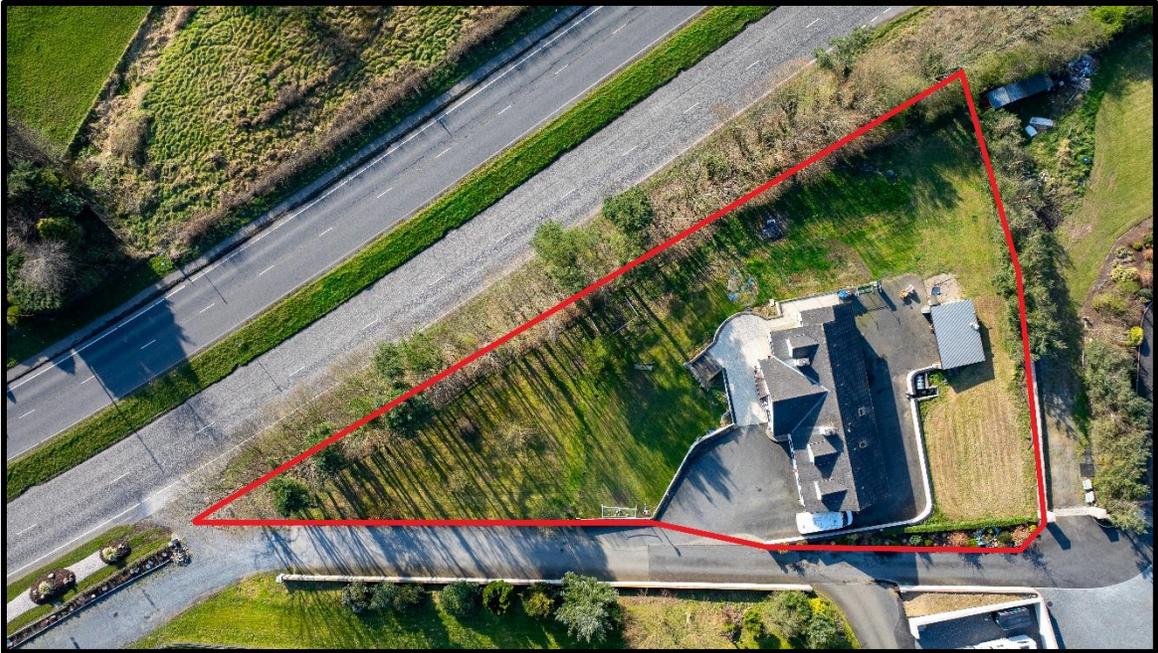
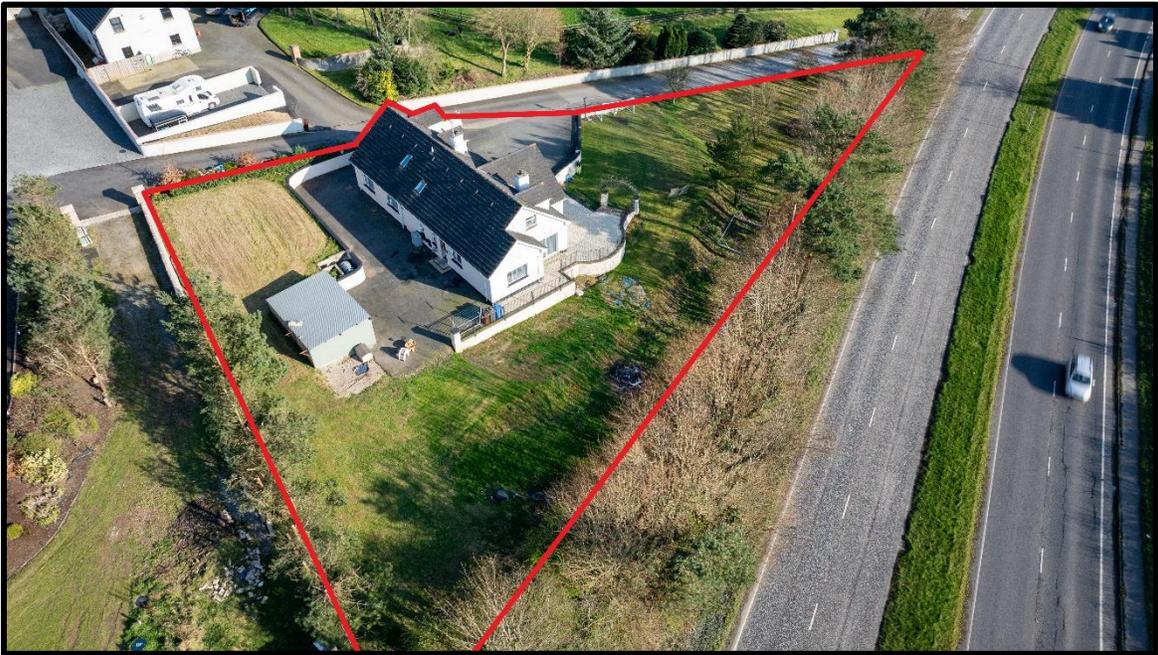












Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 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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