

23 Damolly Village, Newry, Co. Down, BT34 1PY



Guide Price £119,950

New to the market, this well-presented two-bedroom mid-terrace property is ideally located within the popular Damolly Village development, just off the Belfast Road in Newry. Offering convenient access to Newry City Centre, the A1 dual carriageway and all local amenities, this home is perfectly suited to first-time buyers, downsizers or investors alike.

Internally, the property comprises a bright and welcoming lounge featuring laminate flooring and an open fire, creating a cosy focal point to the space. To the rear, the kitchen is fitted with a range of upper and lower level units, complemented by spotlights and tiled flooring. The ground floor bathroom is finished to a modern standard and is fully tiled, comprising bath, WC and wash hand basin.

On the first floor, there are two well-proportioned bedrooms, both finished with laminate flooring, one positioned to the front and one to the rear. The front bedroom benefits from built-in storage, while there is also a useful storage cupboard on the landing. A second bathroom is located upstairs and comprises a shower, WC and wash hand basin.

Externally the property benefits from an enclosed covered area which is plumbed for a washing machine / tumble dryer and provides access to the rear of the property.

Overall, this is a fantastic opportunity to acquire a comfortable and conveniently located home in a sought-after residential area

- Mid-Terrace Property For Sale
- Ground Floor Accommodation: Entrance Hall, Lounge, Kitchen, Bathroom
- First Floor Accommodation: Two Double Bedrooms, Shower Room
- Oil Fired Central Heating.
- Enclosed Area to the Rear.





Floorplan



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.

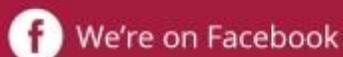
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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



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