

## 70 Drumalane Park, Newry, Co. Down, BT35 8AT



**Guide Price £149,950**

An excellent opportunity to acquire this well-presented four-bedroom semi-detached home, ideally located within walking distance of Newry City Centre, offering convenience and comfortable family living.

The ground floor accommodation comprises a welcoming entrance hall, a bright and spacious lounge with fireplace and electric fire inset. To the rear you will find an open-plan kitchen/dining area hosting a range of upper and lower level units ideal for everyday living and entertaining. Additionally, there is a versatile double bedroom on this level, along with the added benefit of both a wet room and a separate shower room, enhancing practicality and accessibility.

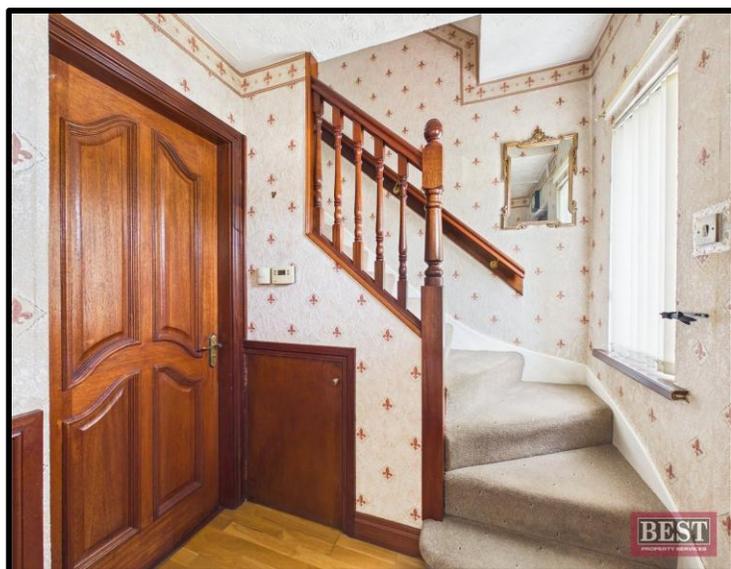
On the first floor, the property offers three well-proportioned bedrooms, providing ample space for a growing family.

Externally, the property benefits from gardens to the front laid in lawn, while the rear features a raised garden area, perfect for relaxing or outdoor enjoyment.

Further features include oil fired central heating and PVC double glazing. Carpets and blinds are also included within the sale, allowing for a smooth and straightforward move-in.

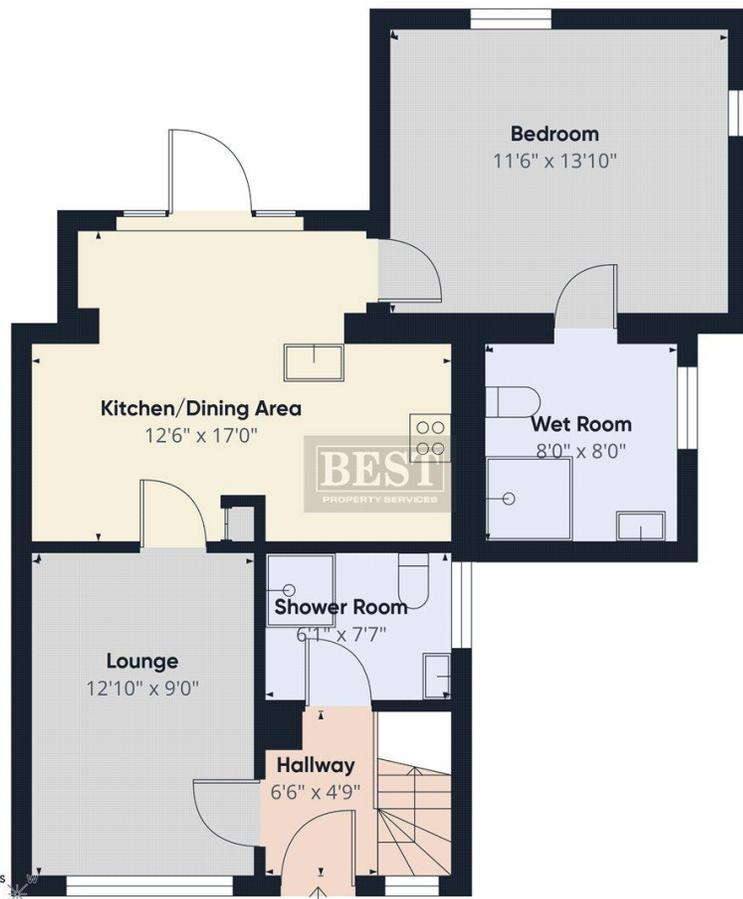
This attractive home is sure to appeal to a wide range of purchasers seeking a centrally located property with generous accommodation.

- EXCELLENT FOUR BEDROOM SEMI DETACHED HOME
- Ground Floor Accommodation: Entrance Hall, Lounge, Kitchen/Dining Area, Double Bedroom, Wet Room, Shower Room.
- First Floor Accommodation: Three Bedrooms.
- Oil Fired Central Heating. Pvc Double Glazing.
- Gardens to the front laid in lawn. Raised garden to the rear.
- Carpets and blinds included within sale.





# 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.

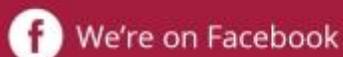
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

## **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



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