

## 26 Toragh Park, Newry, Co. Down, BT34 2QS



**Guide Price £172,500**

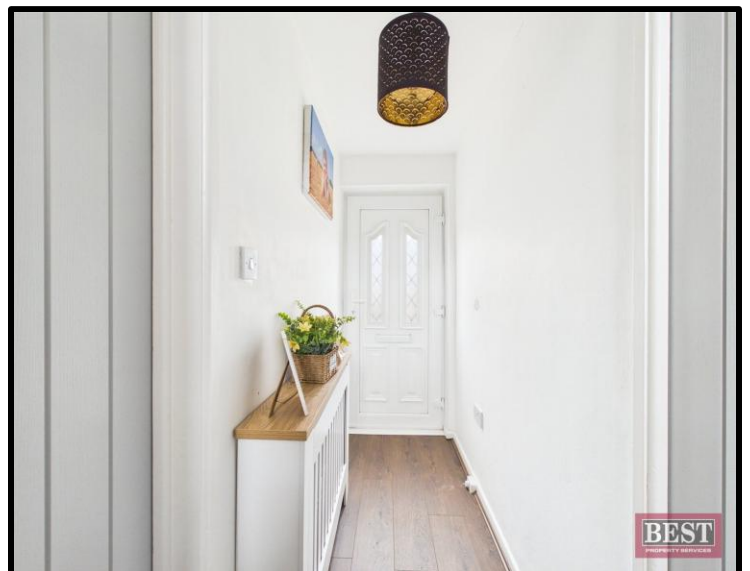
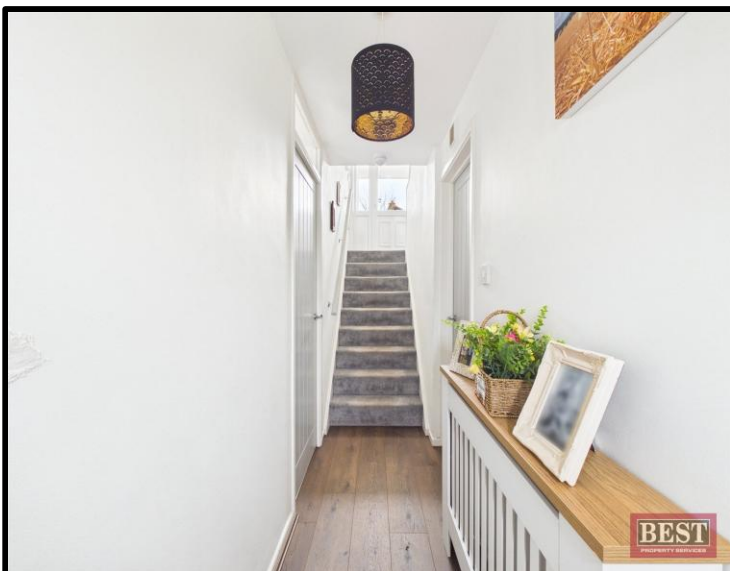
New to the market, this well presented three bedroom end townhouse is sure to attract interest from first time buyers and investors alike. Set over two floors, this split level home enjoys a quiet setting just off the Old Warrenpoint Road, within easy reach of Newry City Centre.

The accommodation on the entrance level comprises two spacious double bedrooms, both finished with laminate flooring. Stairs lead to the mezzanine level, where there is an entrance hall which is also accessible from the rear. The kitchen/dining area is fitted with a range of upper and lower units, complete with built in hob and oven, along with partial wall tiling. The family shower room is also located on this level, offering a three piece suite and separate shower cubicle, with a hotpress conveniently situated adjacent. On the upper level, there is a further double bedroom along with the lounge, positioned to the front of the property and featuring wooden flooring and a faux fireplace.

Externally, the property benefits from an enclosed front garden laid in lawn, while the rear offers a generous paved area with a built in store.

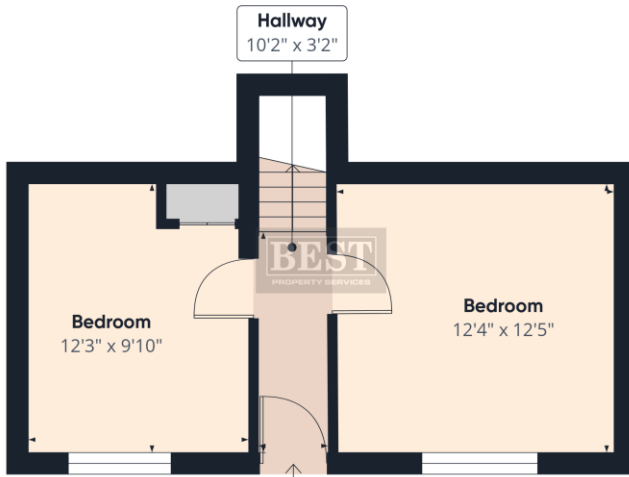
Ideally situated within the catchment area for local schools and close to a range of amenities, the property also benefits from convenient transport links into Newry City Centre.

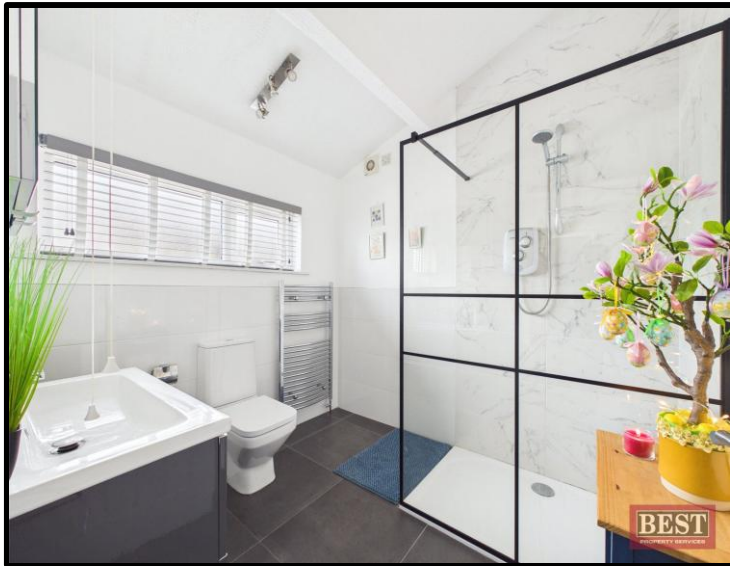
- EXCELLENT END TOWN HOUSE WITHIN WALKING DISTANCE OF THE CITY CENTRE
- Ground Floor Level Accommodation: Entrance Hall, Two Double Bedrooms.
- First/Mezzanine Floor Level Accommodation: Lounge, Kitchen/Dining Area, One Double Bedroom, Shower Room, Storage Cupboard.
- Oil Fired Central Heating. Triple Glazing.
- Gardens to the front with paved patio area. External storage shed. Rear access to parking area.





# Floorplan





## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	66 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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