

## 1 Mossbann Road, Newry, Co. Down, BT35 6FR



**Guide Price £395,000**

A substantial and well-presented four bedroom detached family home, offering generous living accommodation and set within a desirable residential location. This impressive property is ideal for modern family living, combining spacious interiors with a practical layout.

The ground floor comprises a welcoming entrance hall leading to a bright and airy living room which has a feature fireplace with an open fire. To the left hand side you will find a double bedroom which may also be utilised as a second living room. To the rear of the property you will find a well-appointed kitchen/breakfast room fitted with a range of contemporary units with integrated appliances open plan to a separate dining room perfect for entertaining. Additional benefits include a convenient utility room and a downstairs w.c.

Upstairs, the property boasts four well-proportioned bedrooms, alongside a modern family bathroom which has a white three piece suite and separate fully tiled shower cubicle, serving the remaining bedrooms.

Externally, the home benefits from a front, side and rear garden, ideal for outdoor relaxation and family activities, while to the front there is ample off-street parking. A particular feature of the property is the detached garage, providing additional storage or potential for further use subject to the necessary permissions.

This superb home offers an excellent opportunity for families seeking space, comfort, and convenience, and early viewing is highly recommended.

- EXCELLENT FIVE BEDROOM FAMILY HOME
- Ground Floor Accommodation: Entrance Porch, Entrance Hall, Lounge, Living Room/Ground Floor Bedroom, Kitchen, Dining Room, Sunroom, Utility Room, Separate W.C.
- First Floor Accommodation: Landing with access to roofspace via slingsby ladder, Four Bedrooms, Family Bathroom, Walk in Hotpress.
- Oil Fired Central Heating. Pvc Double Glazing.
- Detached Garage.
- Gardens to the front, side and rear of the property laid in lawns.









## 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.

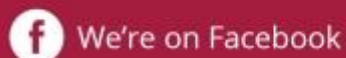
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

## 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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