

83 Drumgullion Avenue, Newry, Co. Down, BT35 6PF



Asking Price £159,000

Best Property Services are pleased to welcome to the market this well-presented four bedroom mid-terrace property situated in a popular residential area of Newry. Offering spacious and practical accommodation throughout, the property benefits from low maintenance outdoor areas and convenient access to local amenities.

Internally, the property comprises an entrance porch with tiled flooring leading into a bright hallway with laminate flooring and staircase to the first floor. The main lounge is positioned to the front and is finished with carpet flooring, creating a comfortable living space. To the rear, the kitchen/dining area is fitted with a range of upper and lower units and includes a breakfast bar, ideal for everyday use. A rear hallway just off the kitchen is plumbed for a washing machine and provides access to the enclosed rear garden. There is also a convenient downstairs WC located just off the hallway.

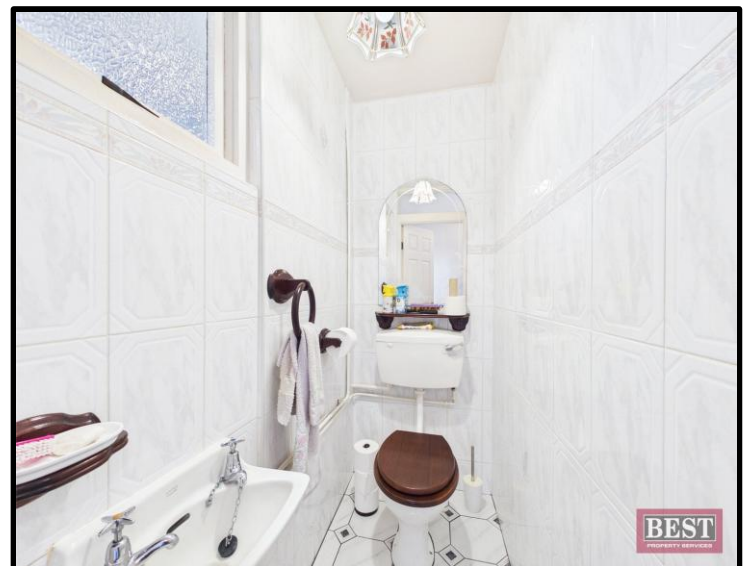
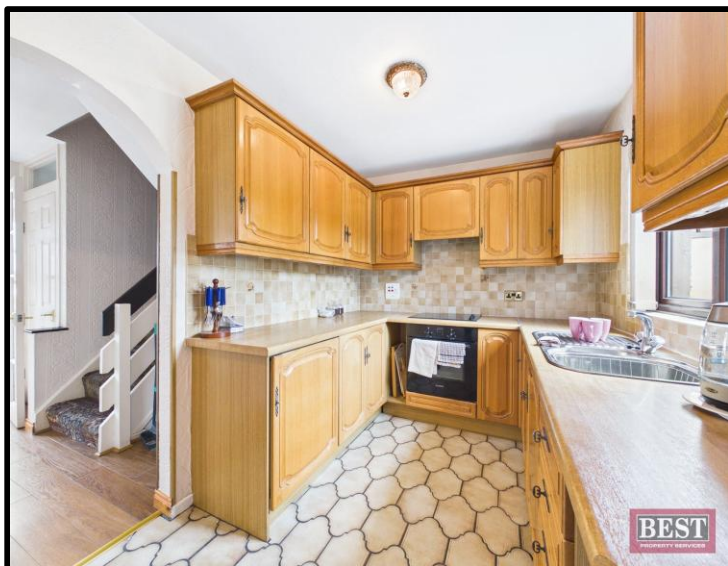
Upstairs, the property offers four bedrooms, including three doubles and one single, all with carpet flooring. The family bathroom is fully tiled and fitted with a three-piece suite including a shower over bath, with a hotpress located just outside for additional storage.

Externally, the property benefits from an enclosed front garden which is paved for ease of maintenance, with steps leading up to the entrance. To the rear, there is a fully enclosed garden comprising a concrete yard, raised lawn area and a timber shed, providing a private and functional outdoor space.

This home will appeal to first time buyers, families and investors alike and viewing is highly recommended.

- Ground Floor Accommodation: Entrance Porch, Entrance Hall, WC, Lounge, Kitchen/Dining Area and Rear Hall.
- First Floor Accommodation: Four Bedrooms, Family Bathroom, Hotpress
- Enclosed Paved Garden To The Front.
- Enclosed Low Maintenance Garden To Rear With Elevated Garden Laid In Lawn.
- Timber Shed For Storage.
- OFCH. PVC Double Glazing
- Within Walking Distance To Newry City Centre And Close To Dublin/Belfast A1.

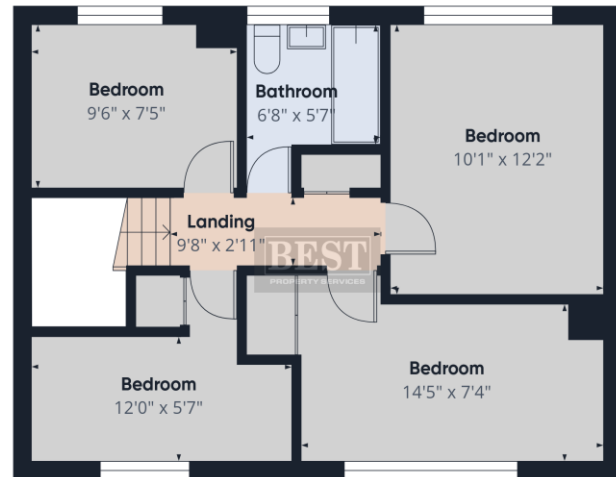




Floorplan



Floor 1



Floor 2







Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	52 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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