

4 Ardshean, Forkhill, Newry, BT35 9TG



Offers Over £189,950

We are delighted to welcome new to the market this three bedroom semi detached family home which is located within the picturesque Village of Forkhill, enjoying countryside views while benefitting from being in close proximity to local amenities and schools including St Oliver Plunkett's Primary School.

Accommodation comprises: On entering the property, the entrance hallway is finished with tiled flooring with a cloakroom. To the front right, the living room is tastefully presented with laminate wooden flooring, a decorative feature fireplace, creating a cosy yet modern living space. To the rear of the property, the kitchen is finished with tiled flooring and offers a range of upper and lower level units with ample worktop space. It is fitted with a built cooker, with space for a fridge freezer, dishwasher and washing machine. Access via steps lead directly from the kitchen to the rear garden and basement.

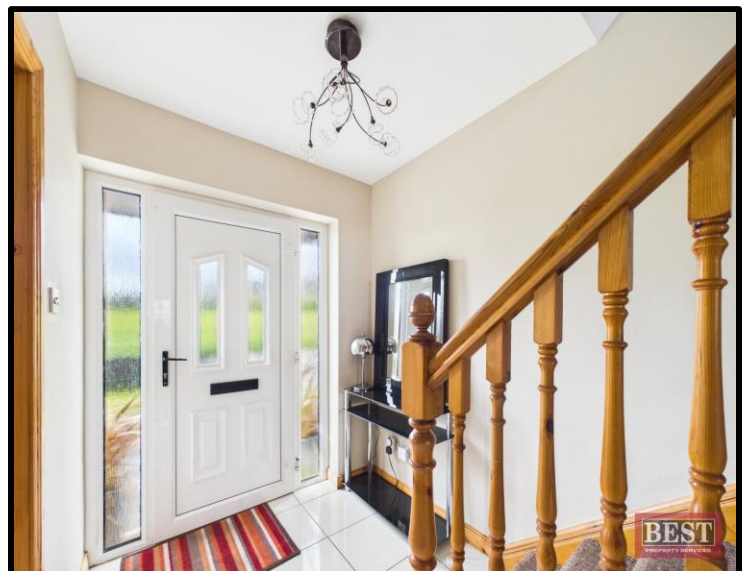
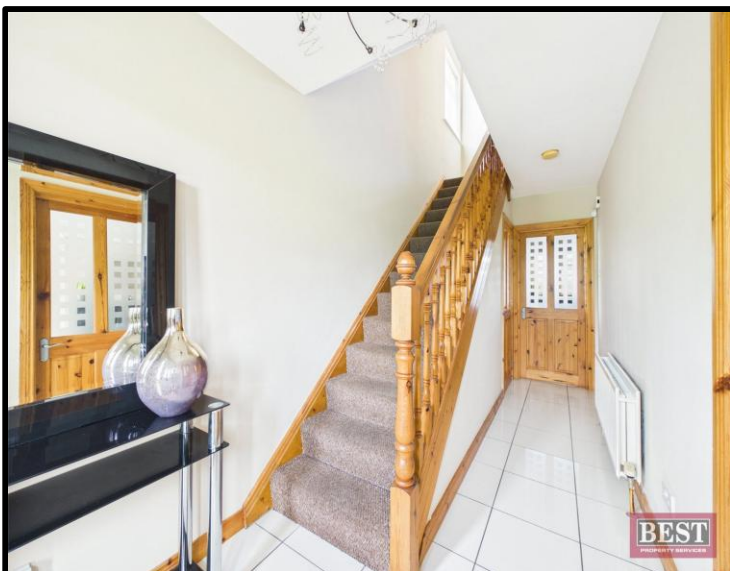
Upstairs, the landing is carpeted and benefits from a hotpress and access to the roofspace. There are two well proportioned double bedrooms and one single bedroom, all finished with carpeted flooring.

The family bathroom is fully tiled and fitted with a bath, separate shower cubicle, WC and wash hand basin.

Externally, to the front of the property there is a garden laid in lawn. The rear garden is accessible via steps and has decking area with timber fencing to boundaries. Access to the basement is from the rear garden. To the front there is off street parking.

This property will appeal to a wide range of purchasers and represents an excellent opportunity to secure a comfortable home in a convenient and popular residential location with easy access to commuters.

- EXCELLENT THREE BEDROOM SEMI DETACHED FAMILY HOME WITH BASEMENT
- Ground Floor Accommodation: Entrance Hall, Lounge, Kitchen/Dining Area, Cloak Room.
- First Floor Accommodation: Three Bedrooms, Family Bathroom, Hotpress. Access to roofspace.
- Basement: Oil Fired Boiler. Ideal for additional storage space.
- Oil Fired Central Heating. Pvc Double Glazing. Intruder Alarm.
- Gardens to the front laid in lawns. Garden and Decking Area to the rear accessible via steps. Timber fencing to boundaries. Off street parking.





Floorplan



Floor -1



Floor 1



Floor 2

Approximate total area⁽¹⁾
1196 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	68 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.

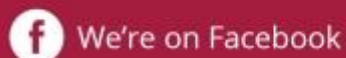
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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