

## 10 Ardaveen Avenue, Newry, Co. Down, BT35 8UJ



**Guide Price £269,950**

## Spacious Semi-Detached Chalet Bungalow in a Popular Residential Development

New to the market, this well-presented semi-detached chalet-style bungalow is located within a well-maintained and family-friendly development just off the Dublin Road in Newry. The property benefits from a highly convenient location with easy access to local amenities including arterial routes, public transport links, nearby shops and Newry City Centre.

Internally, the accommodation is both spacious and versatile. On entering the property, an inner porch leads to the main hallway. The main lounge is positioned to the front of the home and features attractive wood flooring along with a feature fireplace with open fire, creating a warm and inviting living space. Also located to the front is a second reception room with carpet flooring which could alternatively serve as a ground floor double bedroom if desired.

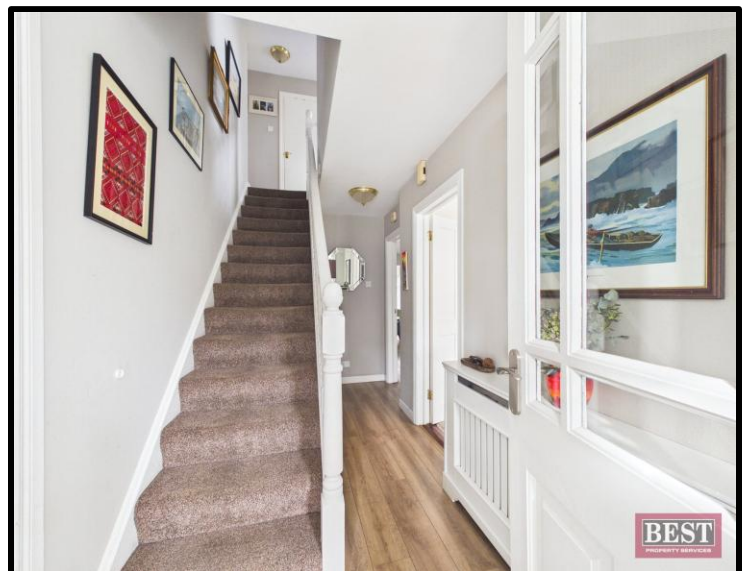
To the rear of the property is a bright open-plan kitchen and dining area fitted with a range of upper and lower level units. This space flows seamlessly into a beautiful sunroom, which benefits from a wood-burning stove and direct access to the rear garden, making it an ideal area for relaxing or entertaining. Adjacent to the kitchen is a practical utility room with additional storage units and a separate W.C., as well as access to the rear patio and garden.

On the first floor there are three well-proportioned bedrooms, including one with an ensuite shower room. The family bathroom is also located on this level and is fitted with a three-piece suite and a separate shower cubicle.

Externally, the property enjoys gardens laid in lawns to both the front and rear, complemented by a variety of mature plants and shrubs. Timber fencing encloses the side and rear boundaries, providing privacy. To the front, a tarmac driveway provides ample off-street parking.

This attractive home will appeal to a wide range of discerning purchasers seeking a spacious family home in a convenient and desirable location. Early viewing is highly recommended to fully appreciate everything this property has to offer.

- EXCELLENT SEMI DETACHED CHALET BUNGALOW FOR SALE
- GROUND FLOOR ACCOMMODATION: Entrance Hall, Lounge, Living Room/Bedroom, Kitchen/Dining Area, Utility Room, Separate W.C.
- FIRST FLOOR ACCOMMODATION: Landing, 3 Double Bedrooms (one with Ensuite Shower Room), Main Bathroom, Walk in Hotpress, Storage Cupboard.
- PVC Double Glazing. Oil Fired Central Heating.
- Gardens to the front and rear laid in lawns with a variety of mature plants and shrubs.
- Patio area to the rear. Timber fencing to side and rear boundaries.
- Tarmac driveway to the front.





# 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.

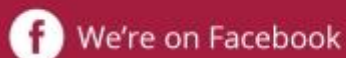
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

## 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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