

## 15 Hillcrest Heights, Bessbrook, BT35 7FW



**Guide Price £235,000**

## STUNNING FAMILY HOME WITH REAR VIEWS OF CRAIGMORE VIADUCT

We are delighted to present to the open market this exceptional and beautifully maintained family home, ideally located within the highly sought-after Hillcrest Village development. Constructed with comfort, style, and modern living in mind, this impressive property further benefits from low-maintenance fascias, soffits, and guttering, along with energy-efficient gas central heating.

The accommodation is thoughtfully laid out and comprises a welcoming entrance hall with stylish tiled flooring. To the left, the spacious lounge features attractive laminate flooring and a charming wood-burning stove, creating a warm and inviting atmosphere.

To the rear, the open plan kitchen/dining area is fitted with a range of contemporary upper and lower level units, complemented by integrated appliances. Double doors lead directly to the patio and large enclosed garden with beautiful views toward the Craigmore Viaduct, making it ideal for both everyday living and entertaining. A convenient ground floor W.C. completes the downstairs accommodation.

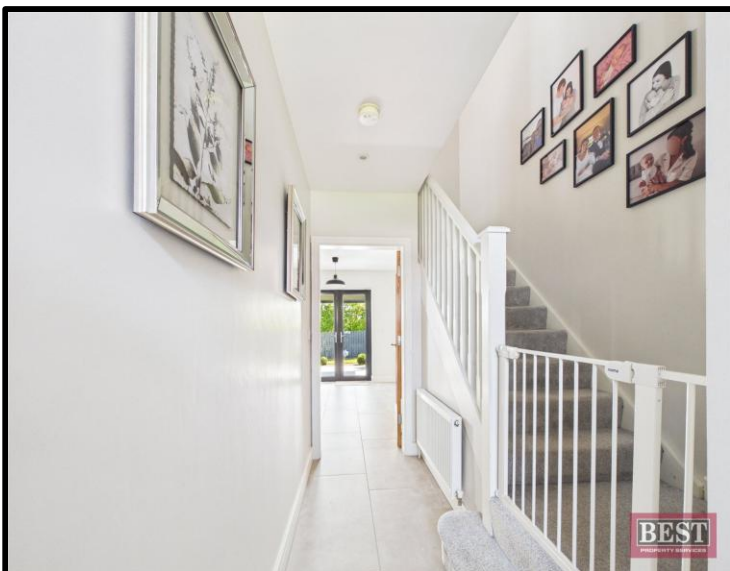
On the first floor, there are three generously proportioned bedrooms, including a principal bedroom with ensuite shower room. A modern family bathroom with a three-piece suite serves the remaining bedrooms

Externally you will find an impressive, extended paved patio with a stylish pergola creating a defined seating area, perfect for enjoying the surroundings in comfort while adding a touch of architectural interest. From this elevated vantage point, the patio enjoys delightful, far-reaching views towards the iconic Craigmore Viaduct, providing a striking backdrop and a wonderful sense of openness.

### Location

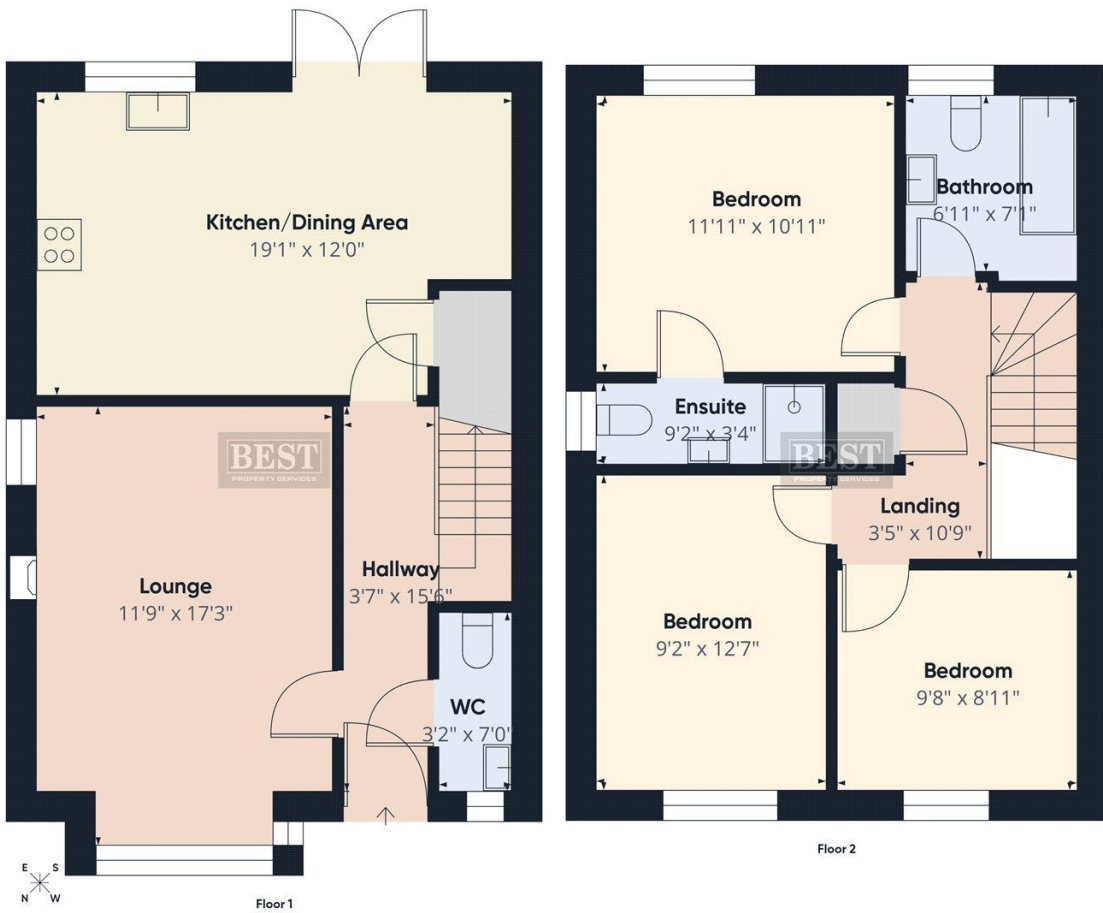
Hillcrest Village is situated in the picturesque village of Bessbrook, approximately 1.5 miles northwest of Newry. The nearby A1 carriageway provides excellent transport links, offering easy commuting to both Belfast and Dublin.

- STUNNING FAMILY HOME WITH DELIGHTFUL VIEWS TOWARD CRAIGMORE VIADUCT
- Entrance Hall, Separate W.C., Lounge, Kitchen/Dining Area, Cloakroom in Kitchen.
- First Floor Accommodation: Landing with access to roofspace via slingsby ladder. Three generous sized Bedrooms (one with an Ensuite Shower Room), Family Bathroom.
- Gas Fired Central Heating. Pvc Double Glazing. Wired for intruder alarm.
- Gardens laid in lawn to the front and rear with timber fencing to boundaries. Paved patio area with Pergola to the rear.
- Off Street Parking.





# Floorplan



Approximate total area<sup>m</sup>  
1016 ft<sup>2</sup>

(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	82 B	82 B
69-80	C		
55-68	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.

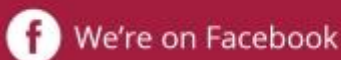
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

### 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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