

22 Windsor Manor, Newry, Co. Down, BT34 1EL



Guide Price £209,000

Introducing new to the market is this well-maintained and beautifully presented four-bedroom townhouse, arranged over three floors, located within the ever-popular Windsor Manor development just off the Belfast Road in Newry.

On entering the property, you are welcomed by a bright entrance hall with carpeted stairs leading to the upper levels. The spacious lounge is positioned to the front of the home and features a charming fireplace with an open fire, creating a warm and inviting living space. Double doors lead to the kitchen/dining area. To the rear, the kitchen/dining area enjoys views over the rear garden and is fitted with a comprehensive range of high and low level units, integrated appliances, and ample space for a family-sized dining table—ideal for both everyday living and entertaining. A convenient ground floor W.C. completes this level.

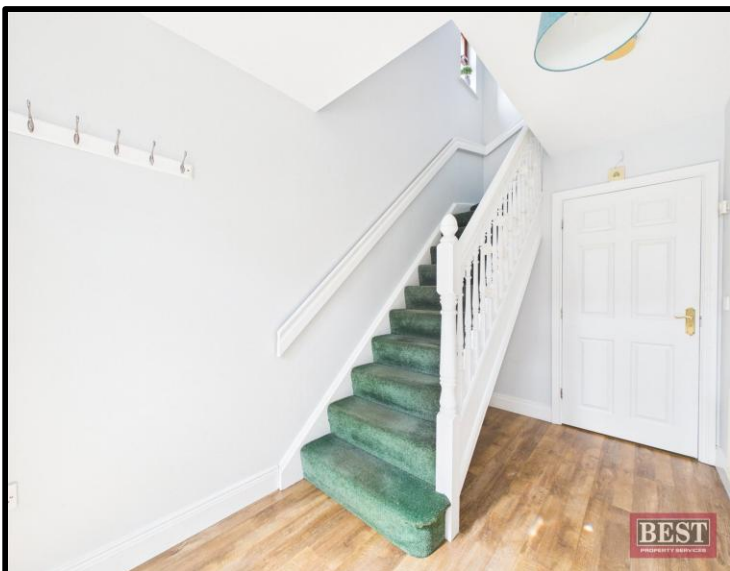
The first floor comprises two well-proportioned bedrooms along with the family bathroom, which is fitted with a modern three-piece suite.

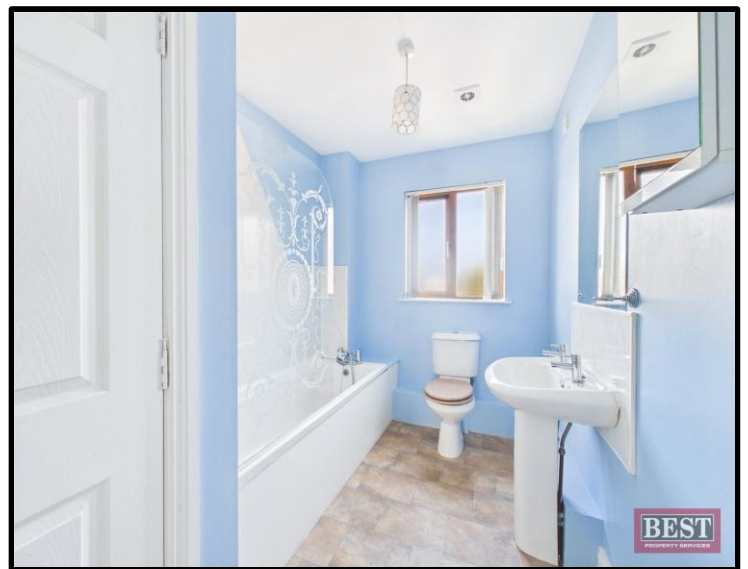
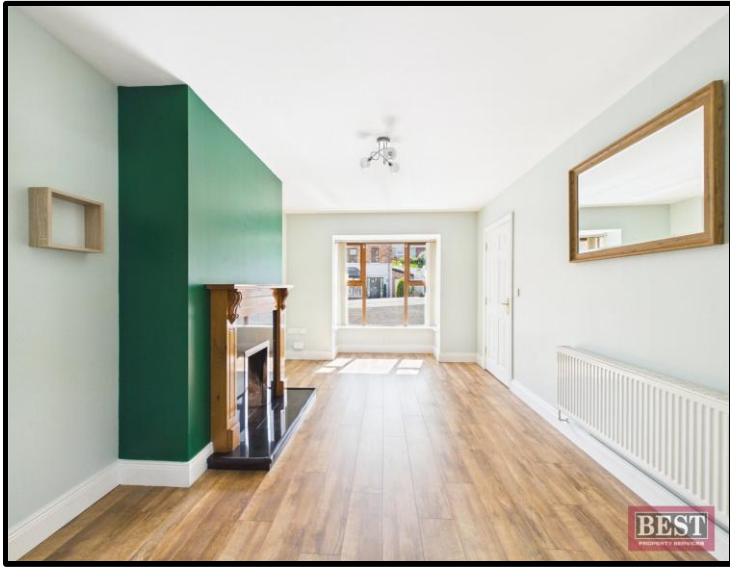
On the second floor, there are a further two generous bedrooms, accompanied by a shower room comprising a three-piece suite and a separate shower pod.

Externally, the rear garden is laid in lawn and fully enclosed with timber fencing and patio, offering outdoor space. To the front, the property benefits from a spacious driveway providing off-street parking for several vehicles.

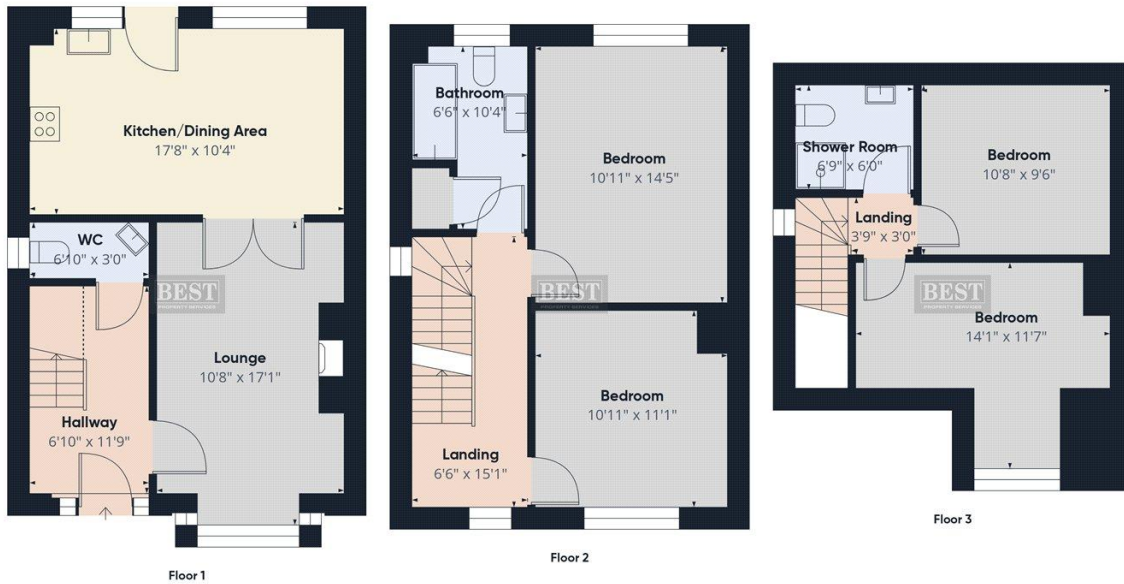
This attractive townhouse will appeal to a wide range of purchasers, particularly families seeking generous accommodation in a convenient and well-regarded location.

- EXCELLENT FOUR BEDROOM TOWNHOUSE
- Ground Floor Accommodation: Lounge, Kitchen/Dining Area, Separate W.C
- First Floor Level: Two Bedrooms, Family Bathroom.
- Second Floor Level: Two Bedrooms, Shower Room.
- Oil Fired Central Heating. Double Glazed.
- Gardens laid in lawn to the rear with timber fencing to boundaries. PVC shed.
- Off Street Parking to the front of the property.





Floorplan



Approximate total area⁽¹⁾
1143 ft²
Reduced headroom
15 ft²

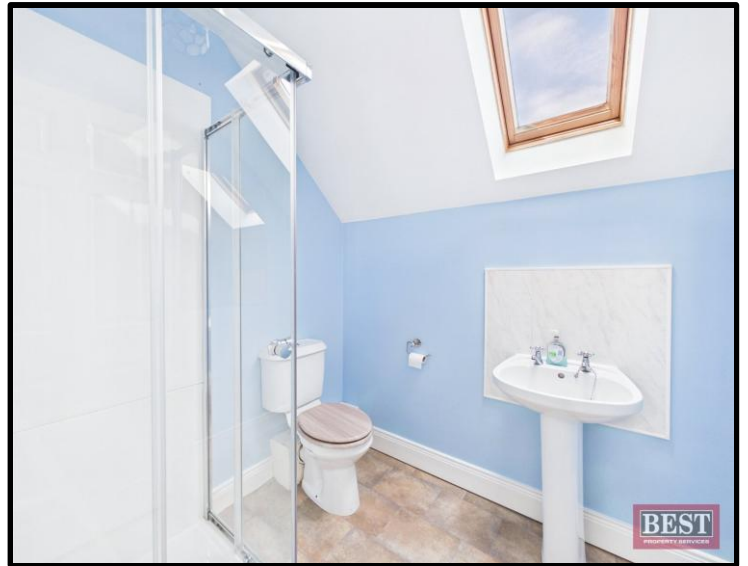
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft.

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

GIRAFFE360







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.

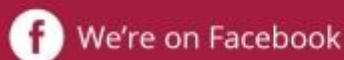
Energy Performance

Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	81 D	68 D
39-54	E		
21-38	F		
1-20	G		

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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