

## 2 Kilmorey Terrace, Newry, Co. Down, BT35 8DW



**Asking Price £99,950**

Best Property Services are delighted to present this four-bedroom mid-terrace property to the open market. Ideally located within walking distance of Newry City Centre, the property benefits from a convenient setting close to local amenities, schools and transport links. This home offers well-laid-out accommodation over three floors and will appeal primarily to investors or cash purchasers.

The property is accessed via an entrance porch leading to a welcoming entrance hall with stairs leading to the first floor. Two well-proportioned living rooms are positioned to the right-hand side, one to the front and one to the rear, both benefiting from fireplaces. The kitchen is accessed via the rear living room and is complete with a range of upper and lower level units and provides direct access to the enclosed rear yard.

Located at the top of the stairs on the first floor, is the family bathroom, consisting of a three piece suite with shower over bath. There are two bedrooms situated on this level, offering comfortable accommodation.

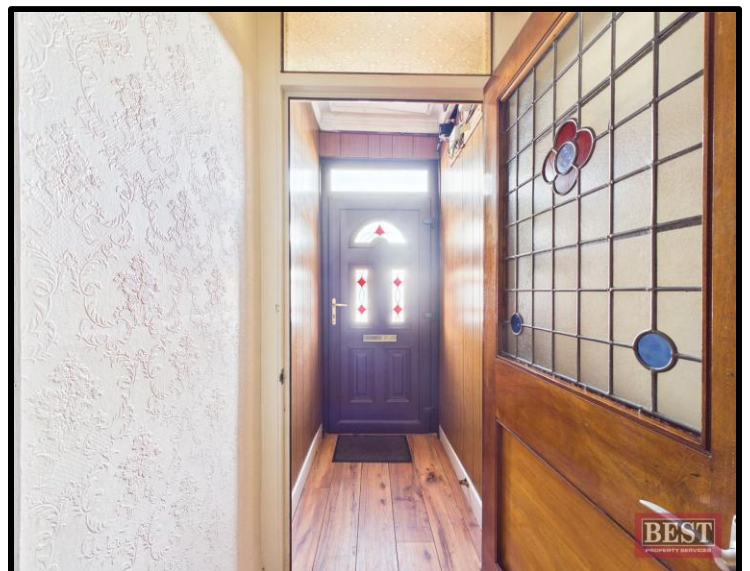
Two further bedrooms are situated on the top floor, completing the four-bedroom layout.

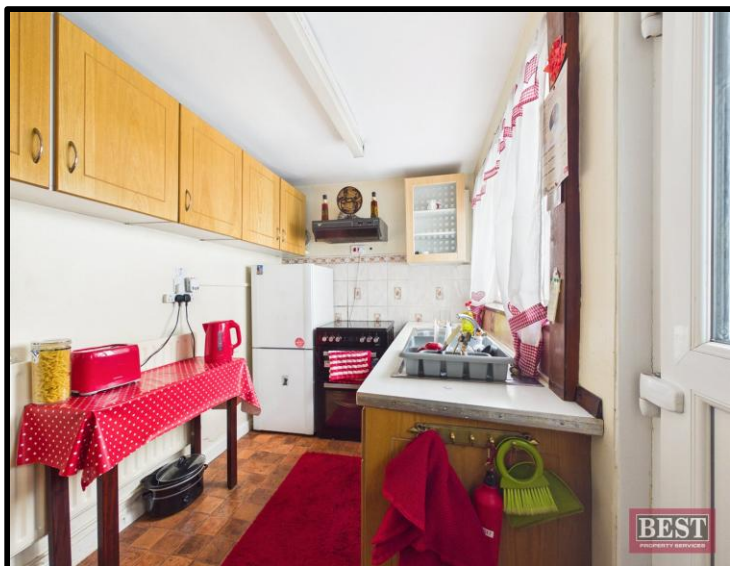
To the rear of the property, there is an enclosed yard with a useful shed which is plumbed for washing machine and tumble dryer, along with a separate WC.

This property represents a great opportunity to acquire a generously sized home in a convenient and established residential location.

Please note offers are invited from purchasers who do not require financing.

- FOUR BED MID-TERRACED PROPERTY
- Convenient City Centre Location
- Ground Floor Accommodation: Entrance Hall, Two Living Rooms and Kitchen
- First Floor Accommodation: Two Bedrooms and Family Bathroom
- Second Floor Accommodation: Two Bedrooms
- Enclosed Rear Yard with Shed
- OFCH. Double Glazed Windows





# Floorplan





## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F	32 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.

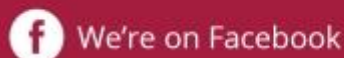
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

### 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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