

RS.26.065

10 Carrickree Mews, Warrenpoint, BT34 3UG



Guide Price £175,000

Introducing to the market a well kept and presented three-bedroom end of terrace property in Carrickree Mews. The property allows for easy access into Warrenpoint Town and benefits from an elevated site which gives the owner incredible views over Warrenpoint, Carlingford Lough and the Cooley Mountains.

On entering the property, you will find an entrance hall and spacious living room to the front with double door access to the kitchen/ dining room to the rear of the property with a full range of appliances and kitchen units including a breakfast bar. Upstairs there are two large double bedrooms (one to the front and one to the rear), a fully tiled main house bathroom and an additional single bedroom to the front.

Externally to the rear is a patio garden with secure side access and to the front a spacious driveway with room for several cars.

This property would make the ideal home for a first-time buyer looking to get onto the ladder or a buy to let investor

- Three Bedroom End Of Terrace Property
- Located on an Elevated Site in Carrickree Mews
- Stunning views over Warrenpoint Town, Carlingford Lough and the Coolie Mountains
- Two Double Bedrooms / One Single Bedroom
- One Bathroom
- Understairs Storage, External Storage and Hotpress
- Gas Central Heating
- Patio Garden
- Ideal Home for a First Time Buyer

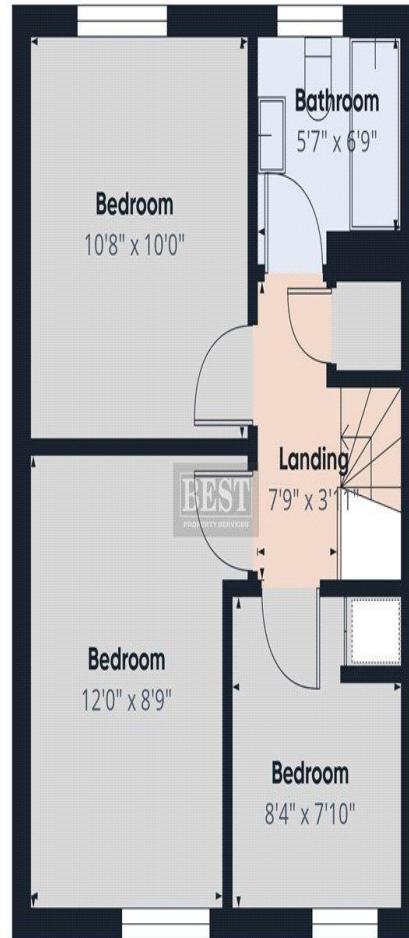




Floorplan



Floor 1



Floor 2

Approximate total area⁽¹⁾
742 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	71 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing:

By appointment only

Office Opening Hours
 Monday- Thursday: 9-5.30
 Friday: 9-5
 Saturday: By Appointment

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/uk/si/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 general information and it must not be inferred that any item is included for sale with the property.

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