

8 Castlekeele, Newry, Co. Down, BT35 8GJ



Guide Price £285,000

Spacious Four-Bedroom Family Home with Generous Living Accommodation

This attractive property offers well-proportioned living space throughout, ideal for modern family life.

Upon entering, the welcoming entrance hall features tiled flooring, a convenient cloakroom, and a separate W.C.

The front-facing lounge boasts a feature mahogany fireplace with tiled inset and open fire, complemented by carpet flooring. Double doors lead seamlessly into the dining room, as well as back to the entrance hallway, creating a flexible flow for both everyday living and entertaining.

A separate living room, also positioned to the front elevation, features a mahogany fireplace with open fire and cosy carpet flooring.

To the rear, the kitchen/dining area is fitted with a range of upper and lower units, offering ample storage along with space for electrical appliances and a single drainer sink.

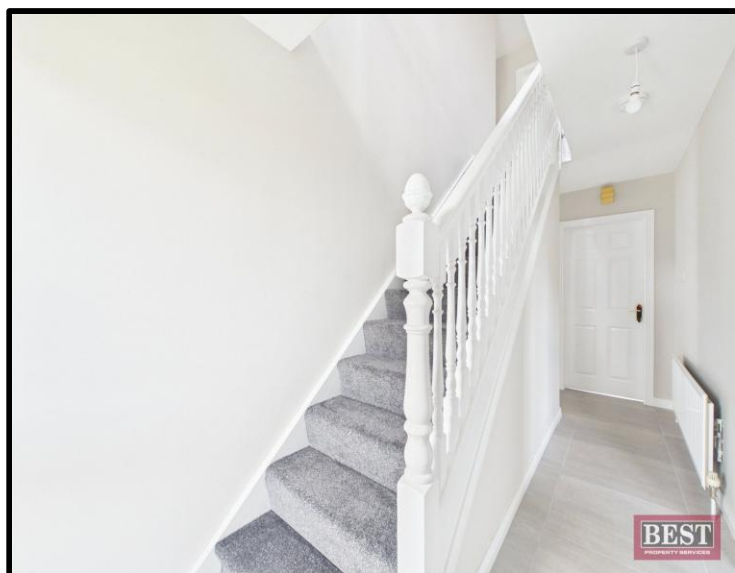
The dining room enjoys a rear aspect with tiled flooring, double doors to the lounge, and sliding patio doors opening directly onto the rear garden—perfect for indoor-outdoor living.

A practical utility room to the side elevation includes additional units, plumbing for a washing machine, space for a tumble dryer, and a PVC door providing access to the rear.

Moving upstairs there are four generously sized bedrooms, all finished with carpet flooring with the family bathroom, located to the rear, featuring a three-piece suite along with a separate fully tiled shower cubicle fitted with an electric shower.

Externally the property benefits from gardens laid in lawn to both the front and rear, enclosed by timber fencing. A patio area to the rear provides an ideal space for outdoor dining and relaxation.

- EXCELLENT FOUR BEDROOM DETACHED FAMILY HOME FOR SALE.
- Ground Floor Accommodation: Entrance Hall, Lounge, Living Room, Kitchen/Dining Area, Dining Room, Utility Room, Separate W.C.
- First Floor Accommodation: Four Bedrooms (one with Ensuite Shower Room), Family Bathroom.
- Wired for Intruder Alarm.
- Oil Fired Central Heating. Pvc Double Glazing.
- Gardens to the rear laid in lawn with timber fencing to boundaries. Patio area to the rear.





Floorplan



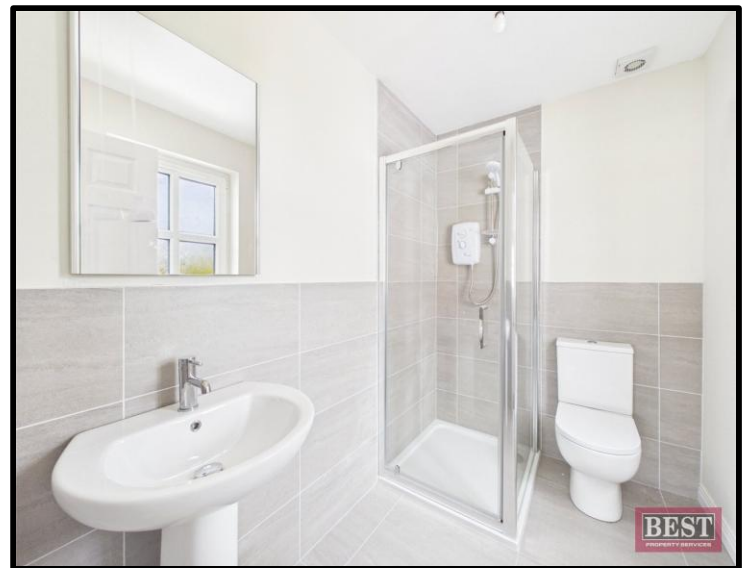
Approximate total area^m
1487 ft²

(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 | | |
| 55-68 | D | 56 D | 65 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.

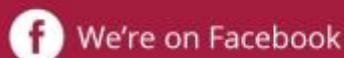
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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



Tel: 028 3026 6811
info@bestpropertyservices.com
bestpropertyservices.com