

33 Monaghan Row, Newry, Co. Down, BT35 8DL



Guide Price £145,000

New to the market!

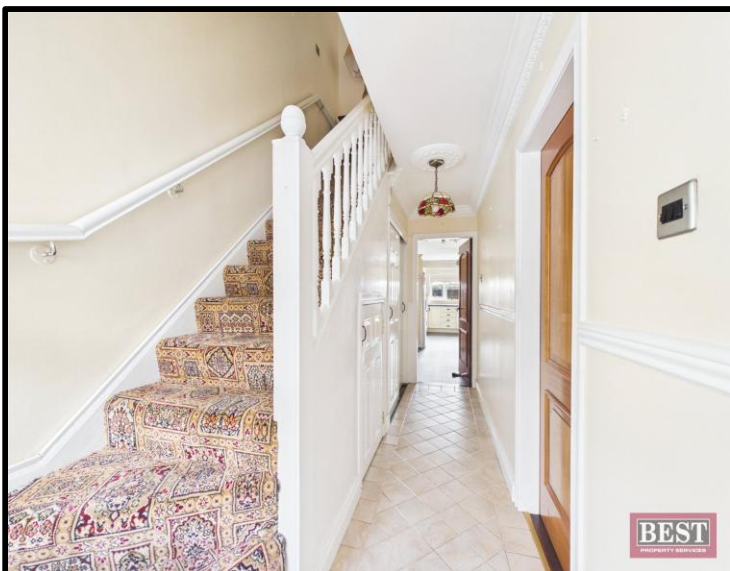
This well presented three bedroomed mid terrace property is ideally situated within easy reach of Newry City Centre and it's wide range of local amenities. Offering bright and practical accommodation throughout, this home will appeal to first time buyers, investors, or those seeking convenient town living.

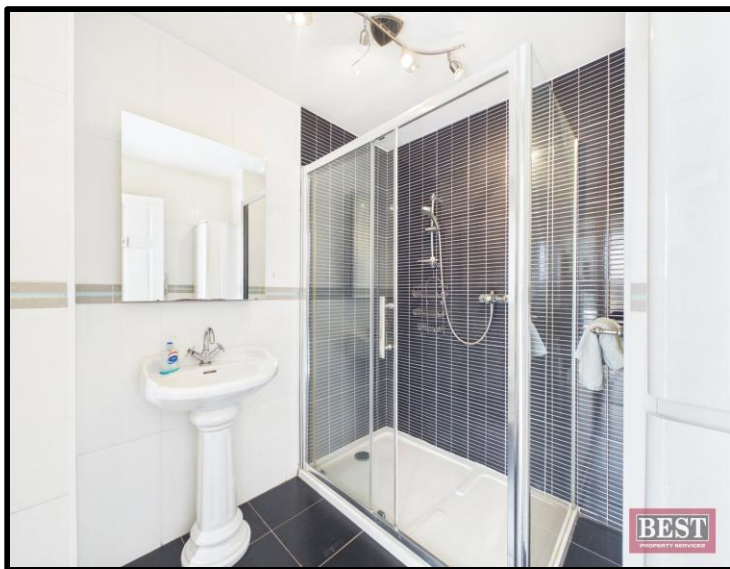
The ground floor comprises a welcoming entrance hall with useful understairs storage, a comfortable front aspect living room with feature fireplace, and a fitted kitchen to the rear with a range of upper and lower level units and space for appliances. A rear hallway provides access to a modern, fully tiled shower room fitted with shower enclosure, wash hand basin, WC and heated towel radiator. Upstairs, the property offers three well proportioned bedrooms, including a spacious front facing double bedroom with built in storage, together with a second fully tiled shower room. The landing also provides access to a floored roof space, providing excellent additional storage.

Externally, the property benefits from enclosed front and rear gardens, both bordered by boundary walls with gated access, offering privacy and security.

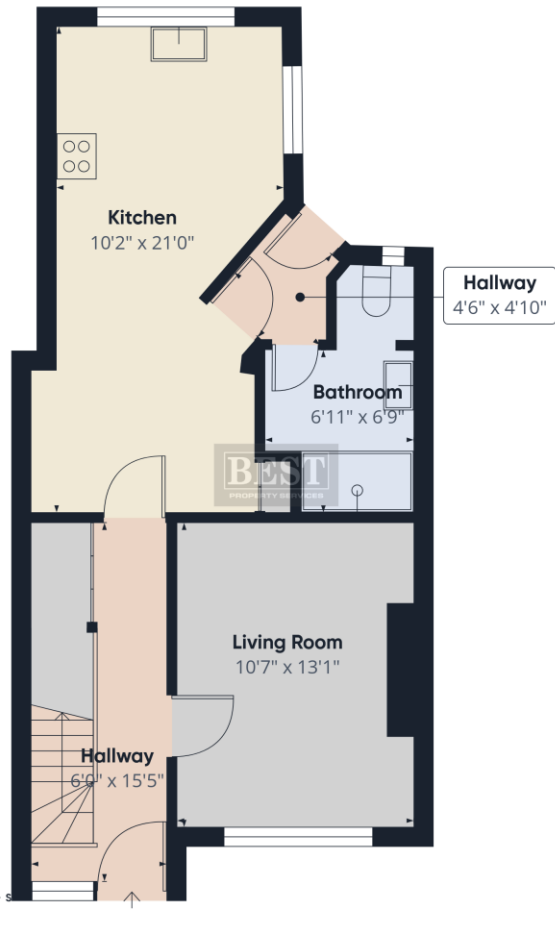
This property is located in a prime location, within walking distance of Newry City Centre and represents a great opportunity to acquire a home in a convenient and established residential location.

- **THREE BEDROOM TERRACE CITY CENTRE PROPERTY**
- Ground floor accommodation: Entrance Hall, Lounge, Kitchen/Dinette, Shower Room.
- First floor accommodation: Landing, Three Bedrooms, Shower Room.
- Oil Fired Central Heating. Pvc Double Glazing.
- Low Maintenance Gardens to the Front & Rear





Floorplan



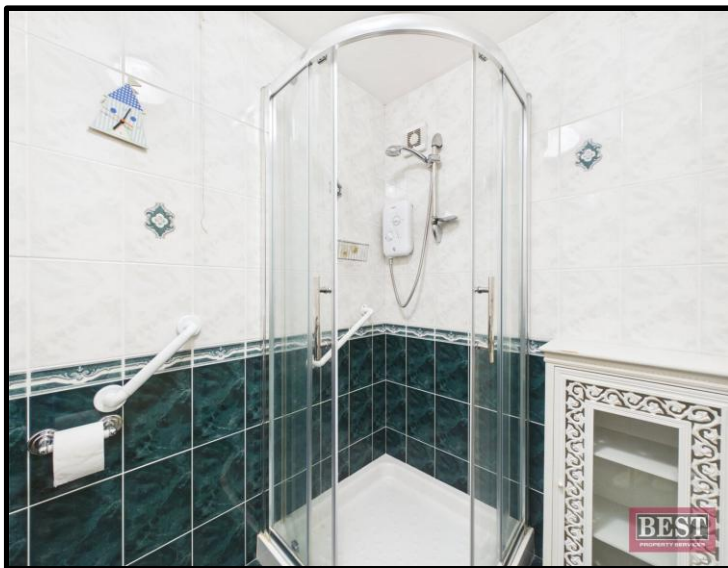
Approximate total area⁽¹⁾
946 ft²

(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





Energy Performance Certificate

TBC

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.

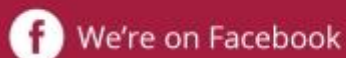
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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