

69 Newry Road, Rathfriland, Co. Down, BT34 5AL



Guide Price £250,000

Best Property Services are delighted to present this attractive three bedroomed detached family home, occupying a generous site along the Newry Road and enjoying a peaceful setting while remaining within easy reach of Rathfriland and Newry City. Offering spacious and versatile accommodation throughout, together with parking for several cars, excellent outdoor space and beautifully maintained mature gardens, this well presented home is ideally suited to modern family living.

The property is accessed via a bright entrance porch with tiled flooring, leading into a welcoming entrance hall with solid wooden flooring and staircase to the first floor.

The spacious main living room, positioned to the left of the hallway, offers bright and comfortable accommodation, enhanced by attractive solid wood flooring and a charming wood burning stove, creating a warm and inviting atmosphere.

Positioned to the right of the hallway, the second reception room is flooded with natural light from dual aspect windows to the front and rear. Finished with solid wood flooring and a striking cast iron fireplace, this versatile space would lend itself perfectly as an additional family room, cosy snug, or formal sitting room.

To the rear, the well appointed kitchen/dining area is fitted with a stylish range of solid oak high and low level units, complemented by quality integrated appliances. Finished with tiled flooring, recessed downlighting and a stainless steel sink with mixer tap, the space offers both practicality and style, while direct access to the rear garden enhances its appeal for everyday family living and entertaining.

A convenient ground floor cloakroom, neatly positioned beneath the staircase, is fitted with a wash hand basin and WC, complemented by tiled flooring and partially tiled walls, completing the ground floor accommodation.

The first floor comprises a carpeted landing with access to the roofspace and three well proportioned double bedrooms, each benefiting from built in storage. The principal bedroom is further enhanced by a private ensuite shower room.

The family bathroom is fitted with a contemporary three piece suite, including a vanity wash hand basin and separate shower cubicle.

Externally, to the front, the property offers a substantial paved driveway providing off street parking for several vehicles together with a covered car port. A useful garage is complemented by a separate utility area, plumbed for a washing machine and fitted with a sink, which leads through to the main garage space, providing excellent practicality and additional storage.

The rear of the property boasts a beautifully maintained and generously sized garden. The outdoor space features a patio area positioned to the side of the property, ideal for outdoor dining and relaxation, together with an expansive lawn bordered by mature trees, colourful flowers and established shrubs. A greenhouse and garden shed further enhance this superb outdoor space, making it ideal for gardening enthusiasts and family enjoyment alike.

Ideally situated, the property is just a two minute drive from Rathfriland town centre, offering an excellent range of local shops, schools and everyday amenities, while Newry City is approximately fifteen minutes away, providing an extensive selection of retail, leisure and transport links for commuters.

- EXCELLENT THREE BED DETACHED FAMILY HOME
- Ground Floor Accommodation comprises: Entrance Porch, Entrance Hall, Lounge, Living Room, Kitchen/Dining Area, Separate W.C., Garage and Utility Room
- First Floor Accommodation comprises: Three Double Bedrooms, Bathroom, Ensuite.
- Paved Driveway. Large Rear Garden & Patio Area
- PVC Double Glazing.
- Oil Fired Unico Central Heating & Air Conditioning System



Floorplan



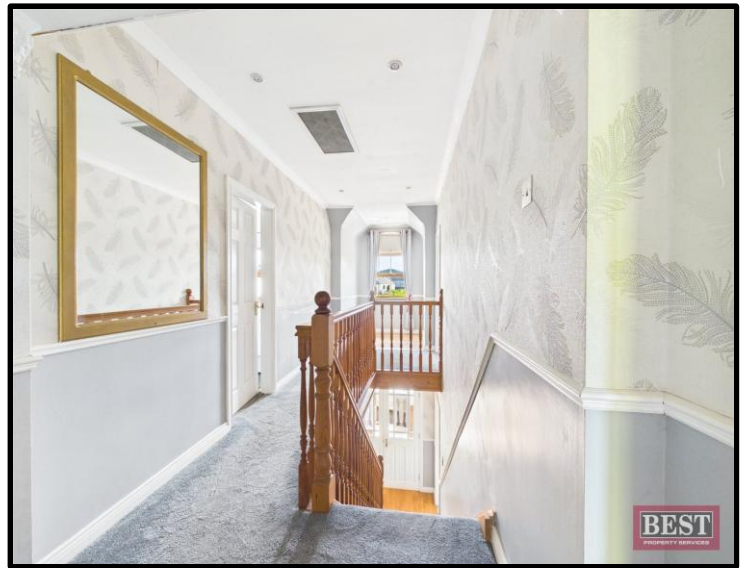
Approximate total area⁽¹⁾
1663 ft²

(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

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.

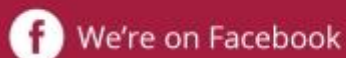
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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



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