

33 Rockfield Heights, Newry, BT34 2DD



Guide Price £179,950

This attractive end of terrace townhouse presents a wonderful opportunity for those seeking a comfortable and well-proportioned home within a convenient setting, offering bright, spacious accommodation throughout.

Upon entering you will find a welcoming hallway with tiled flooring. To the left, the bright front-facing lounge features a decorative surround with electric fire inset, creating a warm and inviting space to relax, complete with laminate flooring.

To the rear, the generous kitchen and dining area overlooks the rear garden, providing an ideal layout for everyday living and entertaining. The kitchen is fitted with a range of high and low-level units and includes a single drainer sink, integrated hob and oven, integrated fridge freezer and dishwasher, and plumbing for a washing machine. A useful storage cupboard enhances practicality, while direct access to the rear garden adds further convenience.

Upstairs, the carpeted landing provides access to the hot press and roof space. The fully tiled family bathroom is fitted with a white three-piece suite and benefits from a separate fully tiled shower cubicle. There are three well-proportioned bedrooms, all finished with carpet flooring.

Additional features include oil-fired central heating and PVC double-glazed windows throughout.

Externally, the property boasts a generous side and rear garden laid in lawn, providing excellent outdoor space for children, gardening, or entertaining. There is also convenient side access, ideal for bin storage and collection.

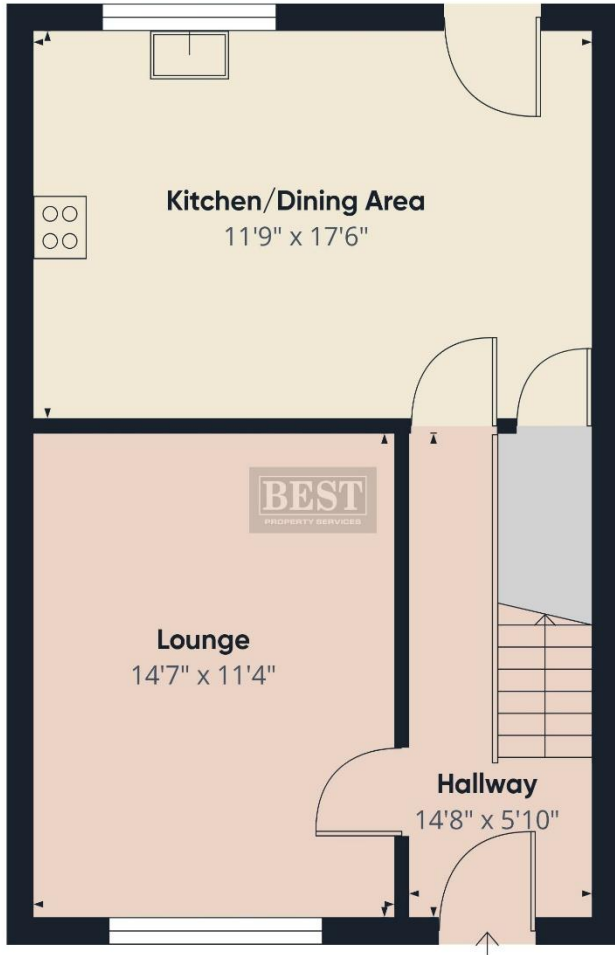
Early viewing is highly recommended to appreciate all that this appealing home has to offer.

- EXCELLENT END OF TERRACE TOWNHOUSE
- Ground Floor Accommodation: Entrance Hall, Lounge, Kitchen/Dining Area, Separate Storage Cupboard.
- First Floor Accommodation: Three Bedrooms, Family Bathroom, Hotpress.
- Oil Fired Central Heating. Pvc Double Glazing.
- Large gardens laid in lawns to the side and rear of the property with timber fencing to boundaries.
- Tarmac driveway with off street parking to the front of the property.

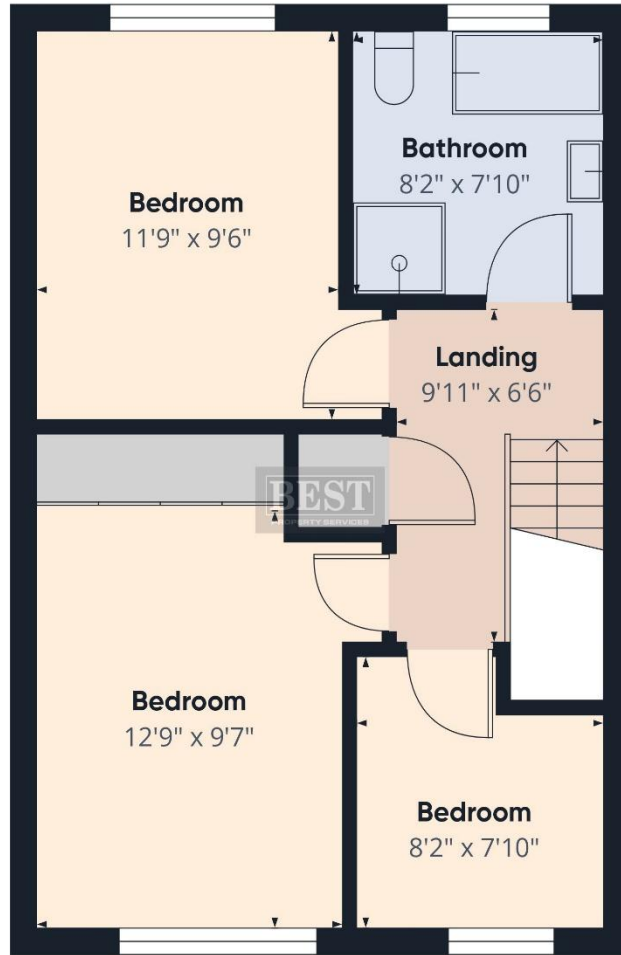




Floorplan



Floor 1



Floor 2

Approximate total area⁽¹⁾
899 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

TBD

Viewing:

By appointment only

Opening Hours

Monday -Thursday 9-5:30

Friday 9-5

Saturday: By appointment only

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/ukxi/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.

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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.

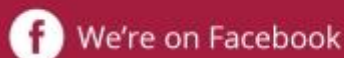
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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