

21 Cloghoge Heights, Newry, Co. Down, BT35 8BA



Guide Price £249,950

Nestled within the ever popular Cloughoge Heights development, this impressive four bedroom semi detached home offers spacious and versatile accommodation ideal for modern family living. Occupying a generous corner site with beautifully maintained gardens, mature trees and excellent outdoor space, this attractive property is ideally positioned close to local amenities, schools and convenient commuter routes including the A1 dual carriageway.

Internally, the property is well presented throughout and offers bright, well proportioned accommodation extending over two floors.

The ground floor comprises a welcoming entrance hallway with wooden flooring and carpeted staircase to the first floor. To the right, the spacious living room features a beautiful mahogany surround fireplace and wooden flooring, with double doors leading through to the open plan kitchen/dining area, creating an ideal flow for both family life and entertaining.

The kitchen/dining area is fitted with an excellent range of upper and lower units, tiled flooring and ample space for appliances, with patio doors opening directly onto the rear garden. A separate utility room offers additional fitted units, sink, plumbing for washing machine and tumble dryer, and convenient rear garden access. A ground floor WC is located just off the utility room.

Also on the ground floor is a generously sized double bedroom, offering flexibility for use as guest accommodation, a home office or additional reception space.

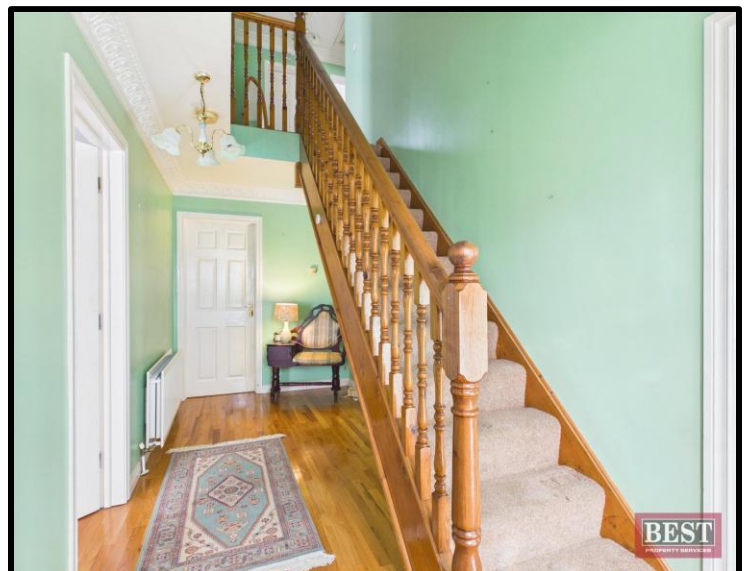
Upstairs, the landing provides access to the roof space and a large shelved walk in hotpress. There are three spacious double bedrooms, all finished with laminate flooring, including the main bedroom which benefits from an ensuite shower room. The main family bathroom is fitted with a three piece suite and separate shower cubicle.

Externally, the rear garden is finished in attractive red brick paving with mature hedge boundaries, colourful planting including pink clematis, outdoor tap and timber shed. To the side, the large lawned garden with mature trees further enhances the outdoor appeal, while the paved driveway provides off street parking.

This superb family home offers generous living space both inside and out, in a quiet and established residential setting, making it an excellent opportunity for first time buyers and growing families alike.

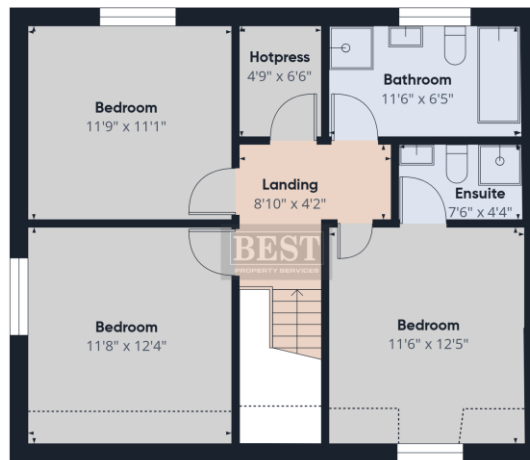
Early viewing is highly recommended!

- Excellent Four Bedroom Semi Detached Chalet Bungalow
- Ground Floor Accommodation: Entrance Hall, Living Room, Bedroom, Kitchen/Dining Area, Utility Room, Separate W.C.
- First Floor Accommodation: Landing, Three generous sized bedrooms (one with Ensuite), Family Bathroom, walk in Hotpress.
- Oil Fired Central Heating. Pvc Double Glazing.
- Paved driveway to the front providing off street parking.
- Located just off the Dublin Road in a quiet cul-de-sac
- Easy access to the A1/N1 for commuters.





Floorplan



Approximate total area^m
 1375 ft²
 Reduced headroom
 50 ft²

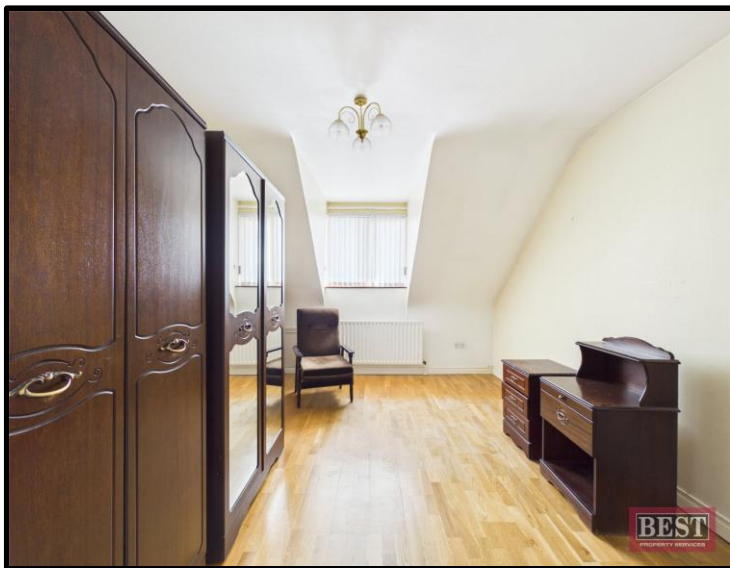
(1) Excluding balconies and terraces

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	59 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.

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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.

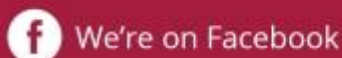
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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