

**5 Ard Brid, Newry, Co. Down, BT35 6FA**



**Offers Over £239,950**

## New to the Market – Exceptional Two Bedroom Bungalow in a Prime Newry City Centre Location

We are delighted to present this exceptionally well-maintained and beautifully presented two-bedroom bungalow, ideally situated within an exclusive gated development fronting the Armagh Road in Newry City Centre. Offering both convenience and security, the property is just minutes from the Dublin/Belfast A1/N1 motorway network and within easy walking distance of the city's shopping precincts, cafés, restaurants, and local amenities.

Internally, the property offers bright, spacious, and thoughtfully designed accommodation throughout. A welcoming tiled entrance hall leads to the attractive front-facing lounge, featuring tiled flooring and a contemporary faux fireplace, creating a comfortable and stylish living space.

To the rear, the impressive open-plan kitchen and dining area is fitted with an excellent range of modern high and low-level units and benefits from a selection of integrated appliances, making it ideal for both everyday living and entertaining.

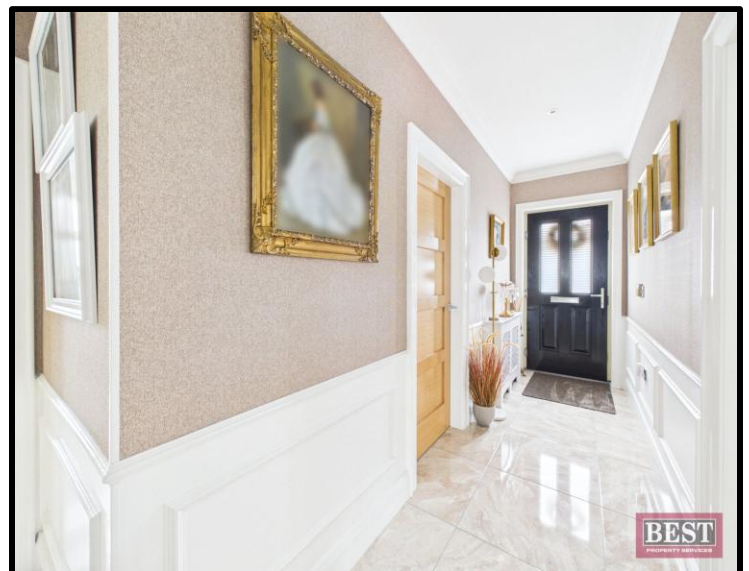
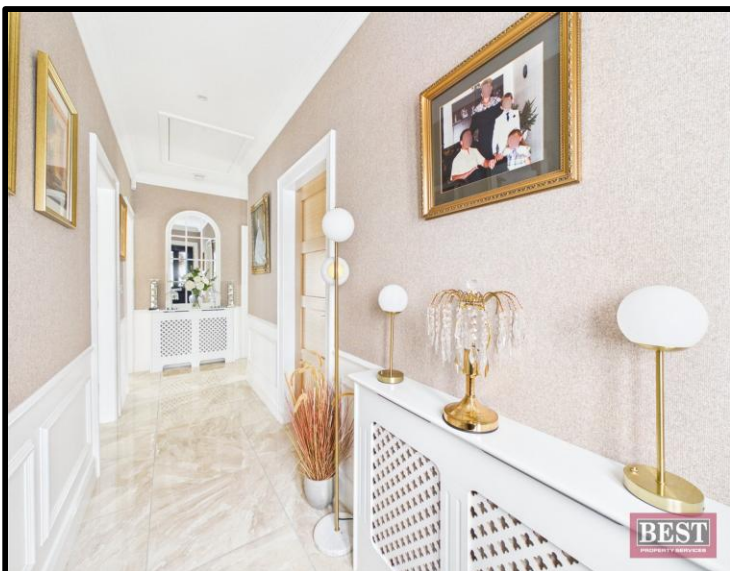
The bungalow boasts two generous double bedrooms, both finished with tiled flooring (one of which consists of a bank of built in wardrobes), while the fully tiled wet room is fitted with a modern three-piece suite and separate shower area. Additional storage is provided by the fully floored roof space, accessed via a Slingsby ladder.

Externally, the property enjoys well-maintained gardens to both the front and rear, laid in lawn and complemented by a variety of mature plants and shrubs. A beautifully paved patio area to the rear provides an ideal space for outdoor dining and relaxation.

Further benefits include gas-fired central heating, double-glazed windows throughout, electronically controlled gated access to the development, allocated parking spaces, and meticulously maintained communal areas.

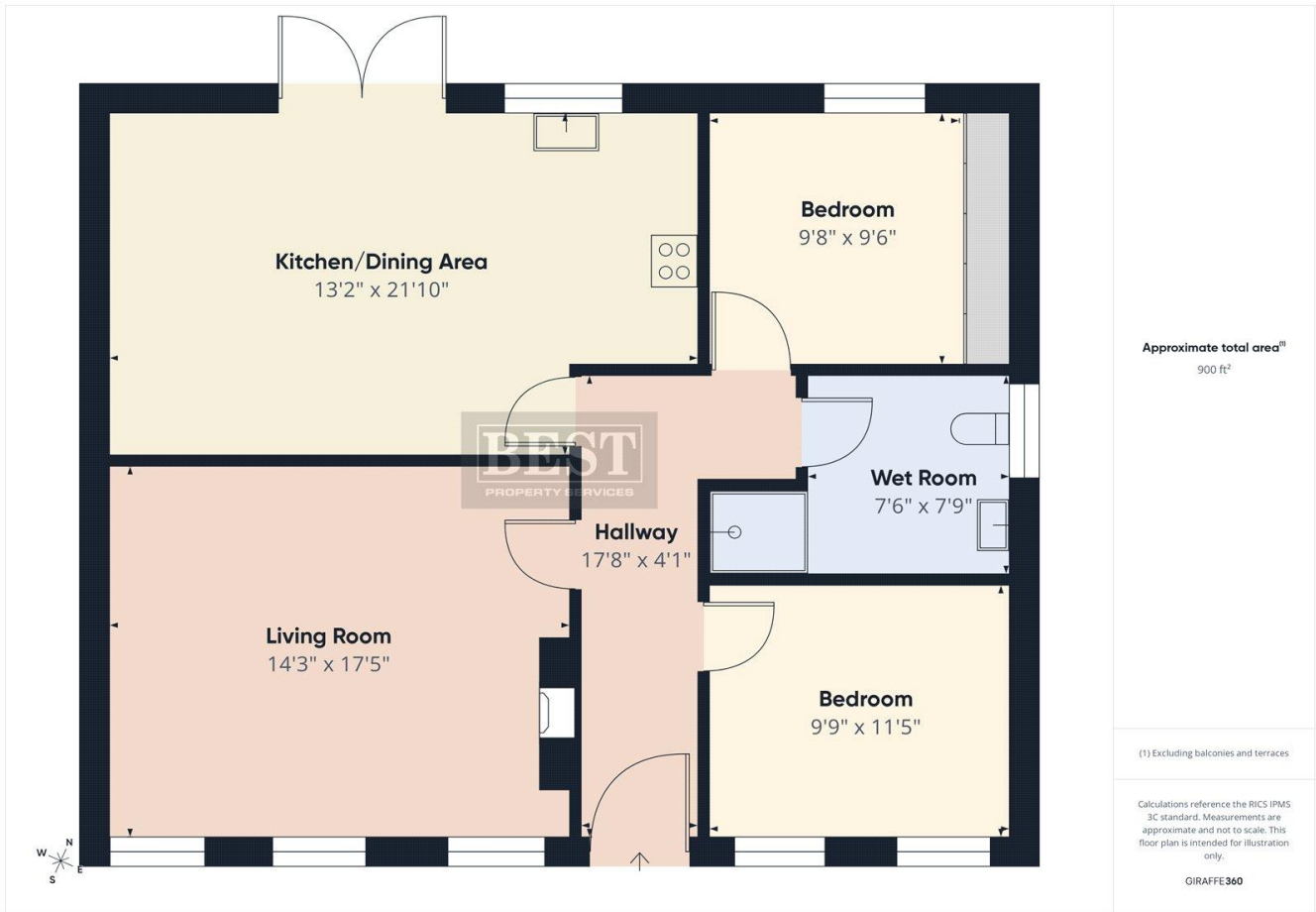
Combining low-maintenance living, excellent presentation, and a highly convenient location, this superb bungalow is sure to appeal to a wide range of purchasers. Early viewing is highly recommended.

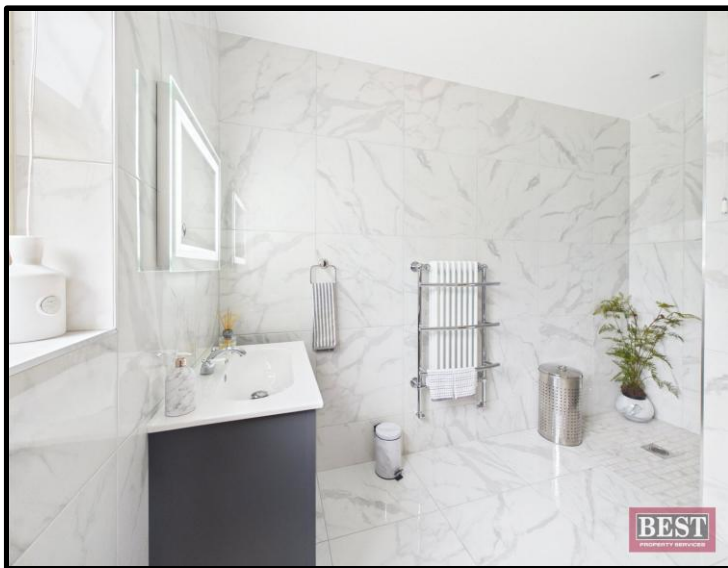
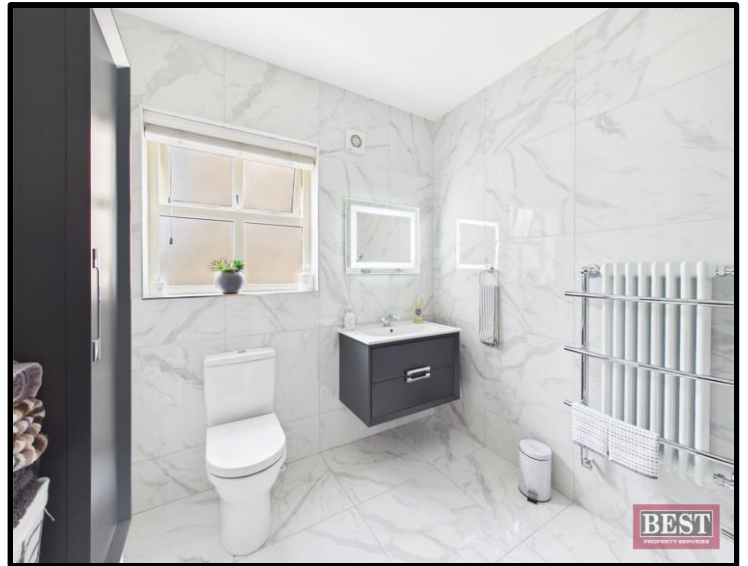
- EXCELLENT TWO BEDROOM BUNGALOW WITHIN A GATED DEVELOPEMENT
- Accommodation comprises: Entrance Hall, Lounge, Open Plan Kitchen/Dining Area. Two Double Bedrooms Main Bathroom.
- Intruder Alarm installed. Range of Electrical Appliances included.
- Gas Fired Central Heating. Pvc Double Glazing.
- Allocated parking spaces to the front of the property. Gardens laid in lawn with a variety of plants and shrubs. Patio area to the rear.
- Gated development with electronically controlled gates.





# Floorplan







## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	← 83 B	← 83 B
69-80	C		
55-68	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.

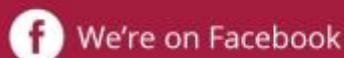
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

### 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



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