

7 Kilvarragh, Newry, County Down, BT35 8XD



Offers Over £395,000

Situated within the ever popular Kilvarragh development just off the Dublin Road, this impressive four bedroom detached family home occupies a generous site with beautifully maintained gardens, ample off street parking and a desirable west facing rear garden. Offering spacious and well appointed accommodation throughout, the property is ideally suited to modern family living and enjoys excellent convenience to Newry City Centre, local schools, amenities and the A1 Belfast/Dublin corridor.

The accommodation is centred around a welcoming entrance hall featuring attractive wall panelling and tiled flooring. To the right, a bright and spacious living room boasts a large bay window, wooden flooring and a striking marble fireplace, creating a warm and inviting focal point. Double doors lead seamlessly through to the heart of the home, a superb open plan kitchen and dining area fitted with a range of upper and lower level units, integrated appliances and patio doors opening onto the rear garden, making it ideal for both family life and entertaining.

Positioned to the left of the entrance hall is a versatile second lounge, offering excellent flexibility, it could equally serve as a family room, playroom, gym, hobby room or additional reception area depending on individual requirements.

Complementing the ground floor is a practical utility room fitted with a range of storage units, plumbing for a washing machine and direct access to the rear garden, together with a convenient ground floor WC.

The first floor comprises four well proportioned double bedrooms, including a spacious main bedroom complete with built in Sliderobes and a fully tiled three piece ensuite with shower. A beautifully appointed family bathroom is located to the rear of the property, fitted with a four piece suite including both bath and separate shower. A walk in hotpress provides additional storage, while access to the partially floored attic is available via a pull down ladder.

Externally, the property enjoys a generous west facing rear garden laid in lawn and enclosed by timber fencing and mature hedging, offering a private setting for outdoor enjoyment. Side access is available to both sides of the property, while the spacious driveway to the front provides ample parking.

This attractive family home combines generous accommodation, excellent outdoor space and a highly sought after location, making it an ideal purchase for growing families seeking convenience and comfort in one of Newry's most desirable residential areas.

- IMPRESSIVE FOUR BEDROOM DETACHED FAMILY HOME LOCATED JUST OFF THE DUBLIN ROAD, NEWRY
- Ground Floor Accommodation: Entrance Hall, Living Room, Lounge, Kitchen/Dining Area, Utility Room, Separate W.C.
- First Floor Accommodation: Landing with access to roofspace, Walk in Hotpress, Four Double Bedrooms (one with an Ensuite Shower Room), Family Bathroom.
- Oil Fired Central Heating. Pvc Double Glazing. Solar panels providing hot water.
- Large corner site with gardens laid in lawns with mature plants and shrubs. Timber fencing and hedging to side and rear boundaries.
- Generous driveway with ample off street parking



Floorplan

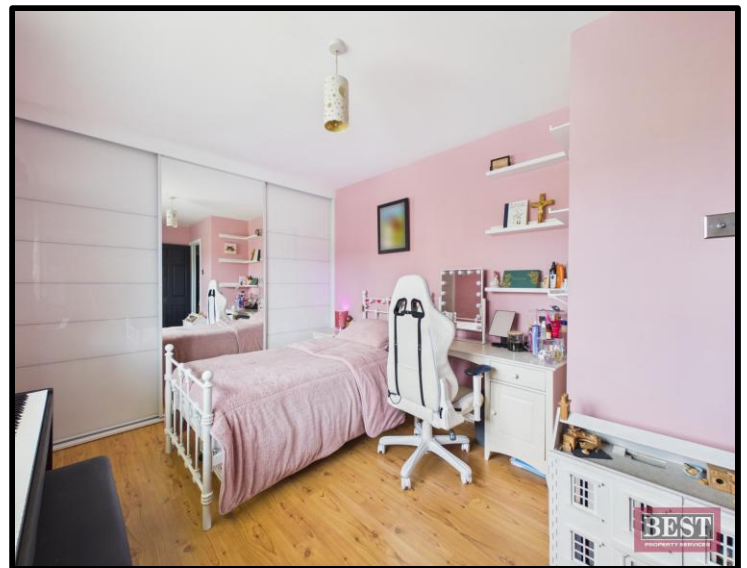
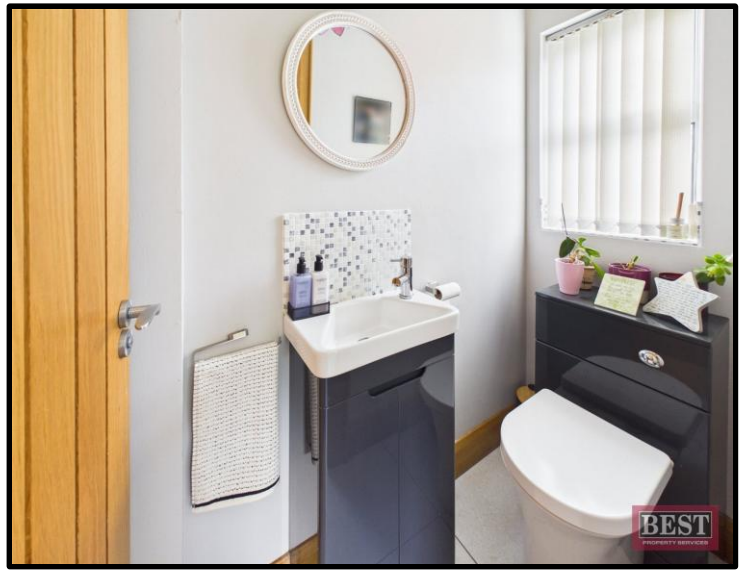


Floor 1

Floor 2









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.

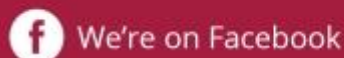
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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