

8 Kildarragh Close, Newry, County Down, BT34 2SU



Offers Over £220,000

Offering new to the market this Three Bedroom Semi-Detached Family Home with Integral Garage. This attractive three-bedroom semi-detached property offers spacious and practical accommodation, ideal for modern family living. Situated on a generous site, the home benefits from gardens to the front, side, and rear, together with a patio area perfect for outdoor entertaining.

The ground floor comprises a welcoming entrance hall, a bright and comfortable lounge with an open fire, a spacious kitchen with dining area, a useful utility room, and an integral garage providing additional storage or secure parking.

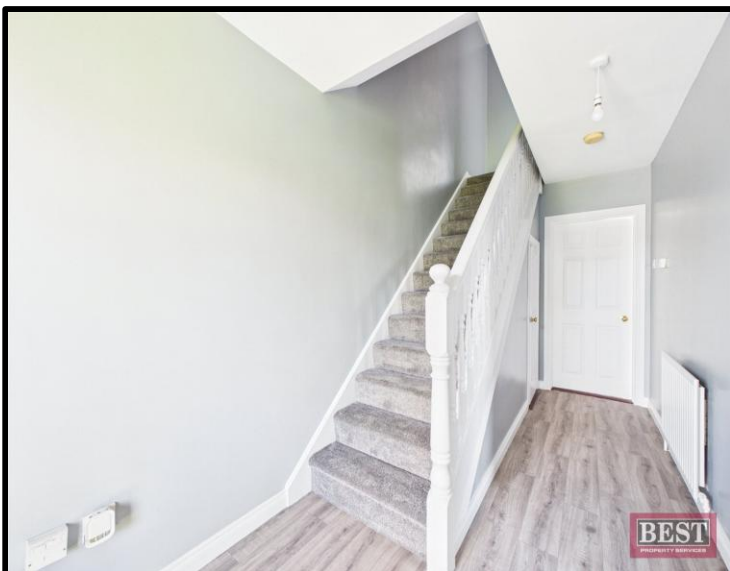
On the first floor, the property offers three well-proportioned bedrooms and a family bathroom accessed from a central landing.

Externally, the gardens are laid in lawn and enclosed by timber fencing with off street parking to the front.

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

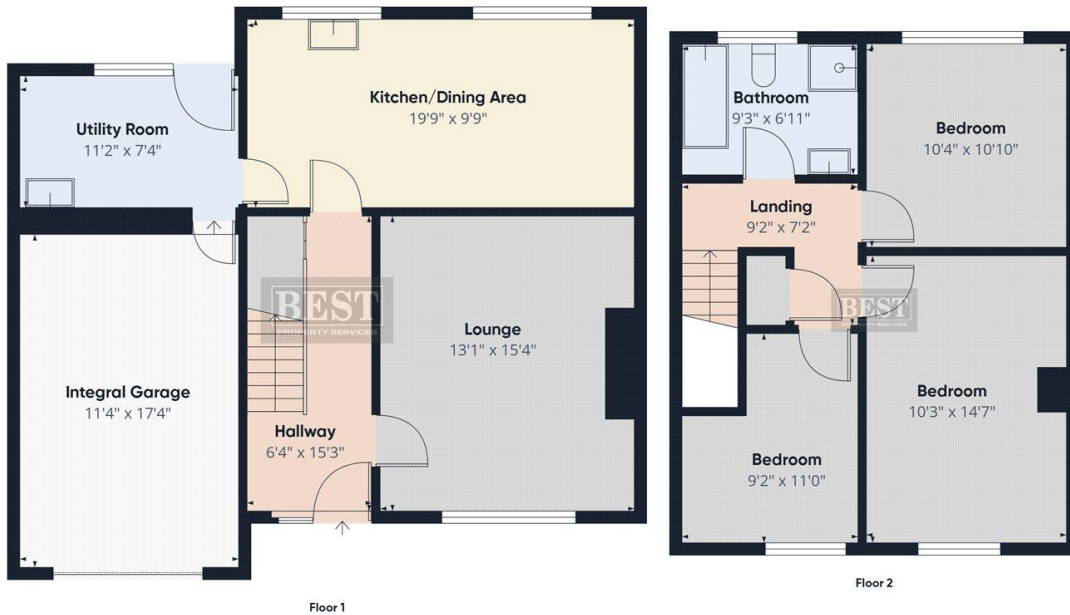
This family home combines comfortable living space, practical features, and outdoor areas, making it an ideal choice for first-time buyers, growing families, or those seeking a home in a desirable residential setting.

- **THREE BEDROOM SEMI DETACHED FAMILY HOME WITH INTEGRAL GARAGE**
- Ground Floor Accommodation: Entrance Hall, Lounge, Kitchen/Dining Area, Utility Room, Integral Garage.
- First Floor Accommodation: Landing, Three Bedrooms, Bathroom.
- Oil Fired Central Heating. Pvc Double Glazing.
- Gardens laid in lawn to the front side and rear with timber fencing to boundaries. Patio area to the rear.





Floorplan



Approximate total area⁽¹⁾
1238 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.

GIRAFFE 360





Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	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.

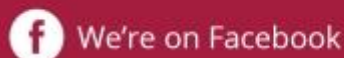
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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