

**28 Upper Damolly Road, Newry,  
Co. Down, BT34 1JU**



**Guide Price £450,000**

A much loved family home, 28 Upper Damolly Road has been cherished by the same owners for the past 48 years and now presents a rare opportunity to acquire a substantial detached period residence full of character and history. Originally built as a farmhouse in 1936, the property is set on approximately 0.45 acres of mature grounds and enjoys extensive gardens and outbuildings, all within a convenient location close to Newry City and surrounding amenities.

The property is approached via a large driveway which curves elegantly to the left of the house, providing excellent parking and a pleasant approach setting the home back from the road.

Upon entering, you are welcomed via an entrance porch which opens into a warm and inviting tiled hallway, where a staircase rises to the first floor. A ground floor WC is discreetly positioned to the right of the hallway. To the left are two beautifully proportioned reception rooms, one positioned to the front and the second to the rear of the property. Both enjoy generous proportions, carpet flooring and open fireplaces, creating warm, elegant spaces ideal for both relaxation and entertaining.

To the rear, a secondary hallway provides access to the kitchen and an enclosed rear yard. The kitchen is fitted with a range of upper and lower units and features a traditional Stanley range, which also serves as the heart of the home, providing heating and hot water. There is ample space for under counter appliances including a fridge and dishwasher.

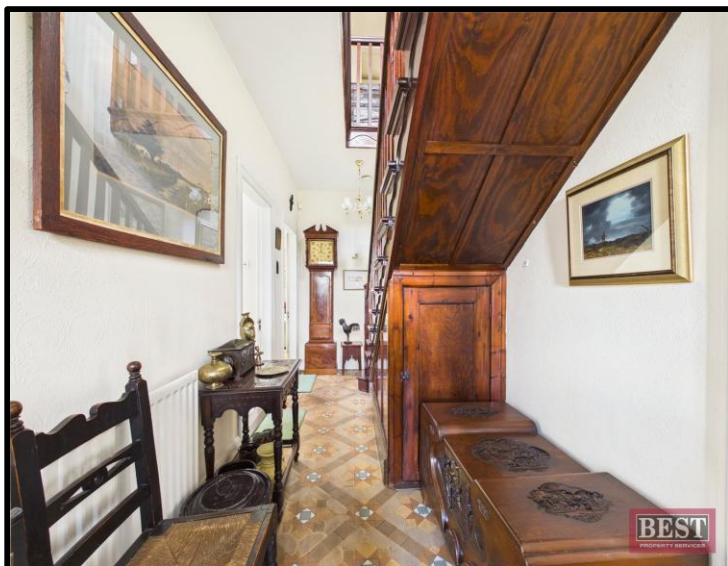
The first floor is accessed via a mahogany staircase, adding further character to the home. A family bathroom is located on the intermediate level and comprises bath, WC and wash hand basin, complemented by fully tiled walls. The landing is enhanced by a striking stained glass window, filling the space with natural light.

On the upper floor, there are four well proportioned bedrooms, comprising three doubles and one single. The double bedrooms all benefit from built in wardrobes, while a walk in hotpress provides excellent additional storage and access to a floored roof space, which is available via a pull down ladder.

Externally, the property is surrounded by beautifully mature gardens, with sweeping lawns, established trees, hedging, shrubs and seasonal planting. An enclosed concrete yard lies to the rear and leads to an exceptional range of outbuildings, including a double garage, boiler house, external WC, coal store and a utility/store which is plumbed for a washing machine, offering outstanding storage and potential for a variety of uses. The boundaries are a blend of traditional stone walling and iron fencing, enhancing the property's period charm.

This is a rare opportunity to acquire a distinguished period home, rich in character and warmth, and lovingly maintained as a family residence for almost half a century.

- Substantial 4 Bed Detached Period Residence
- Ground Floor Accommodation: Entrance Porch, Entrance Hallway, Two Reception Rooms, Kitchen, Rear Hallway, Downstairs WC
- First Floor Accommodation: Four Bedrooms, Family Bathroom, Walk in Hotpress
- Intruder alarm installed. Attic floored and accessible via slingsby ladder. Double garage and range of outbuildings
- Large gardens to the Front, Side and Rear with mature plants and shrubs
- Generous private driveway with parking space for several cars
- PVC Double Glazed Windows. OFCH

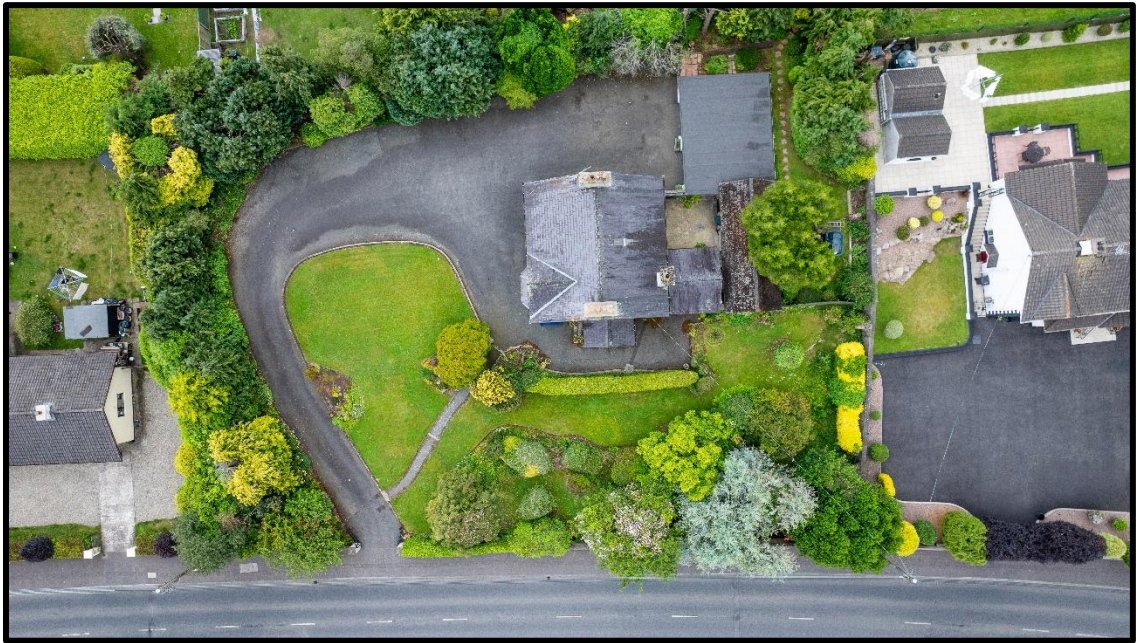








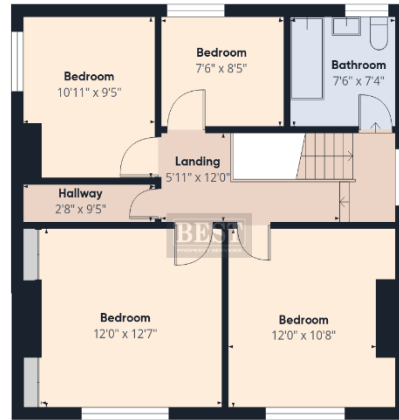




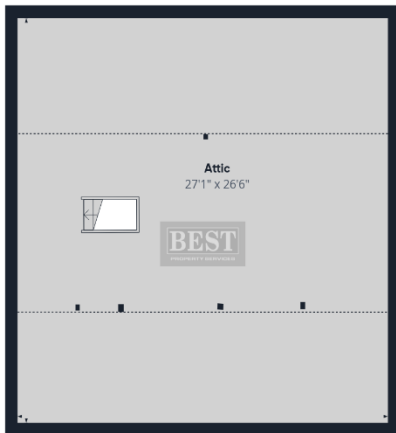
# Floorplan



Floor 1 Building 1



Floor 2 Building 1



Floor 3 Building 1



Floor 1 Building 2

## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	36 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.

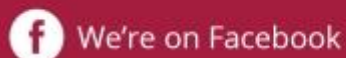
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

### 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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