

## 34 Chancellors Hall, Newry, County Down, BT35 8WJ



**Guide Price £225,000**

Located within the ever popular Chancellors Hall development, this spacious four bedroom mid terrace townhouse offers generous and flexible accommodation arranged over three floors, making it an ideal home for growing families, first time buyers or investors alike.

The ground floor comprises a welcoming tiled entrance hall, a convenient downstairs WC, integral garage and a practical utility room with access to the rear garden. Completing the ground floor is a well proportioned double bedroom, ideal for guests, older children or those seeking additional living space.

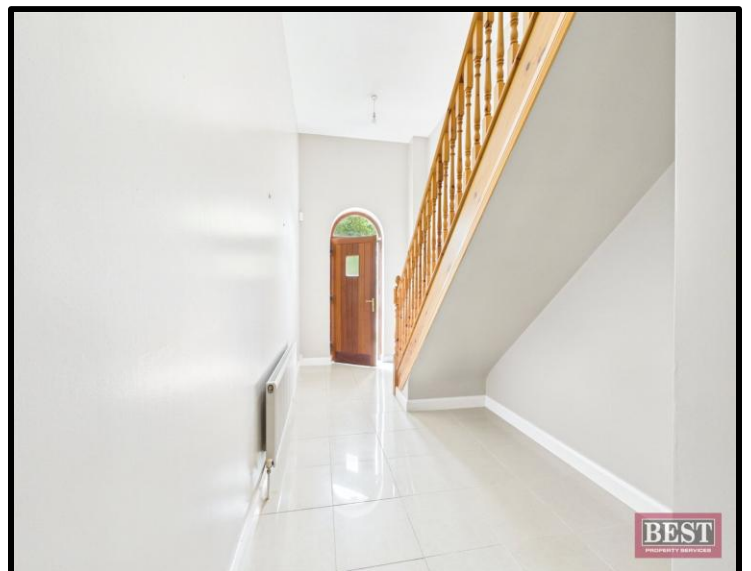
The first floor is centred around a bright and spacious living room to the front, featuring an open fireplace, while to the rear the kitchen and dining area offers a range of upper and lower level units, breakfast bar and ample space for everyday family dining and entertaining.

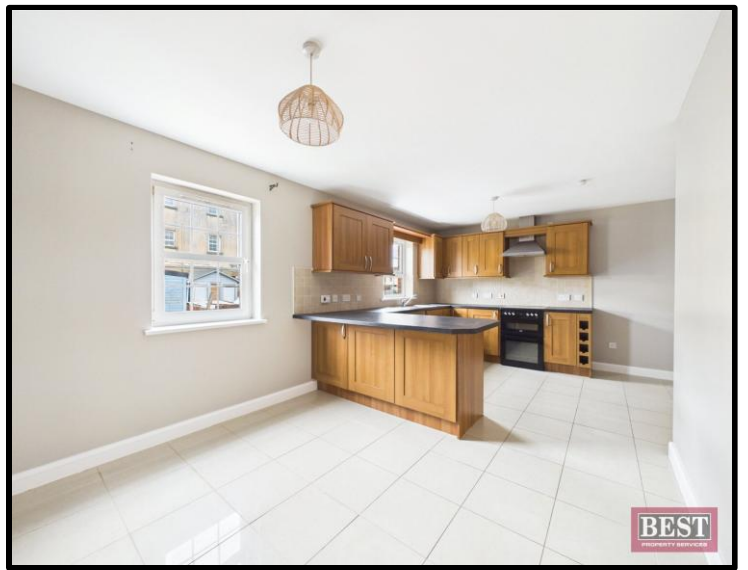
On the upper floor, there are three further bedrooms including the principal bedroom which benefits from an ensuite shower room and a large built in storage cupboard. The accommodation is further enhanced by a family bathroom fitted with a three piece suite and shower over bath.

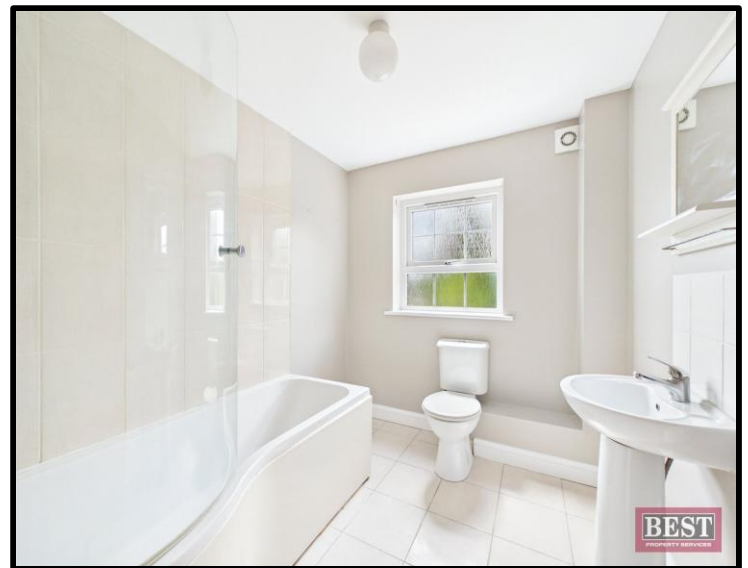
Externally, the property enjoys a tarmac driveway to the front providing off street parking, while the enclosed rear garden is paved with fenced boundaries, offering a low maintenance outdoor space.

Early viewing is highly recommended to fully appreciate the space and versatility this impressive townhouse has to offer.

- EXCELLENT FOUR BEDROOM TOWNHOUSE
- Ground Floor Level: Integral Garage, Utility Room, WC, Bedroom
- First Floor Accommodation: Living Room, Open Plan Kitchen/Dining Area
- Second Floor Accommodation: Three Bedrooms (One With Ensuite Shower Room) and Family Bathroom
- Oil Fired Central Heating. PVC Double Glazed Windows.
- Paved area to the rear with timber fencing

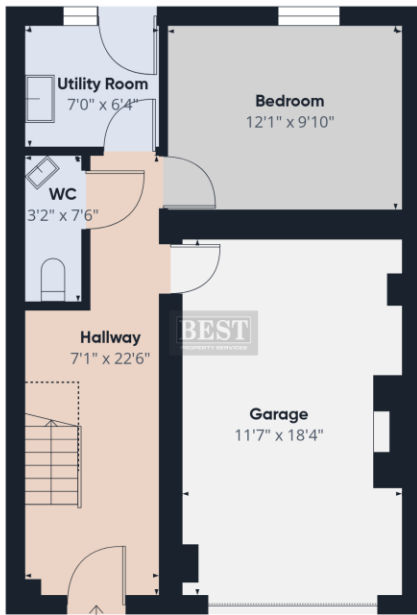








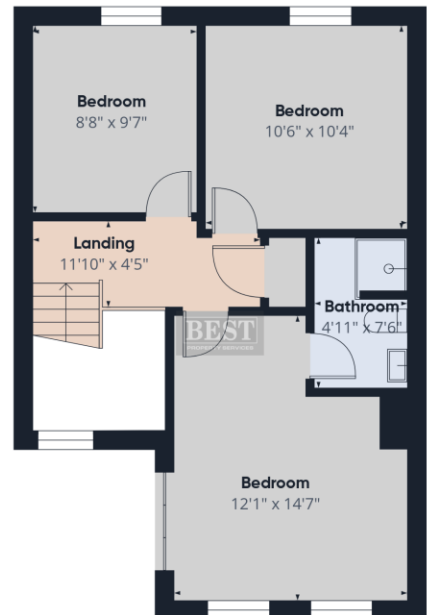
# Floorplan



Floor 1



Floor 2



Floor 3



## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	64 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.

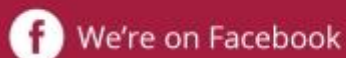
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

### 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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