

**10 Oak Vale Avenue, Newry, Co. Down, BT34 2BQ**



**Asking Price £339,950**

Nestled within the sought after Oak Vale Avenue development, this well presented four bedroom detached home offers generous family accommodation, an integral garage, and private gardens, making it an excellent choice for a growing family.

Upon entering, you are welcomed by a bright and spacious tiled entrance hall with staircase leading to the first floor. To the front of the property, the living room features a wooden floor and an attractive fireplace, creating a warm and inviting space to relax. A second reception room provides excellent versatility, benefitting from a large floor to ceiling window that floods the room with natural light.

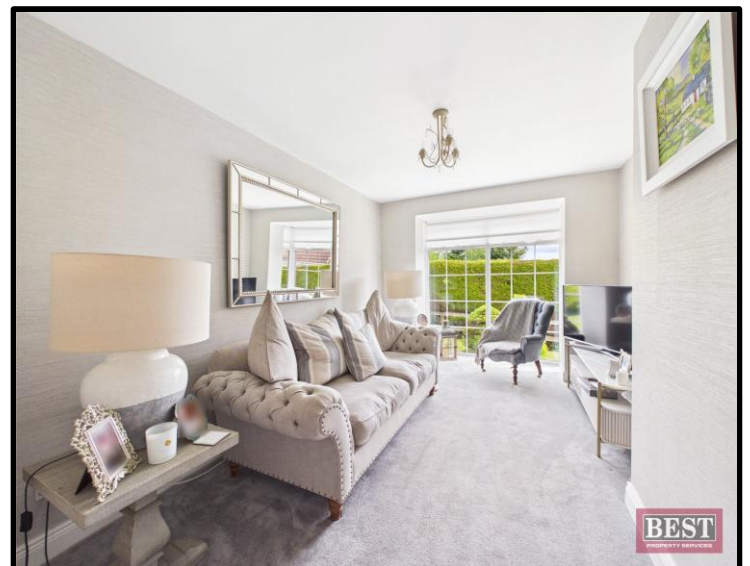
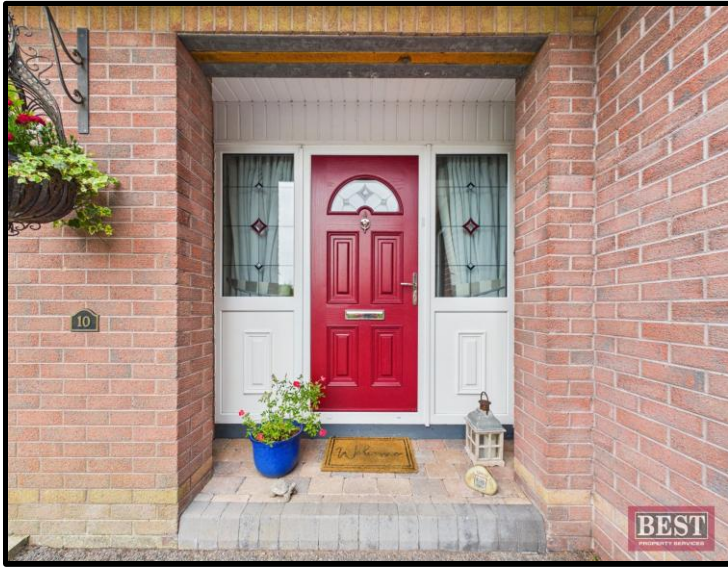
The kitchen/dining area is fitted with an excellent range of upper and lower level units, complemented by granite worktops, a gas cooker, integrated fridge freezer, and dishwasher. Adjacent to the kitchen, a separate utility room provides additional storage and workspace, complete with sink, fitted units, and space for both a washing machine and tumble dryer. A fully tiled ground floor shower room with shower, WC, and wash hand basin further enhances the practicality of the accommodation, while a useful storage cupboard provides space for coats and everyday essentials.

On the first floor, the landing provides access to a large hotpress and a partially floored roof space via a pull-down ladder. There are four well proportioned bedrooms, comprising three doubles and one single bedroom. Three bedrooms feature laminate flooring, while one double bedroom is carpeted and enhanced by decorative wall panelling. Another double bedroom benefits from built in slide robes, providing excellent storage. The family bathroom is fitted with a modern suite comprising vanity wash hand basin, WC, and bath.

Externally, the property enjoys a generous rear garden laid in lawn with hedge and fence boundaries, providing a private outdoor space for families to enjoy. A paved patio area is ideal for outdoor dining and entertaining, while external electrical sockets and an outdoor tap add further convenience. The front of the property offers a large driveway providing ample off street parking, complemented by a lawned garden.

Early viewing is highly recommended to fully appreciate the space, versatility, and excellent family accommodation this impressive home has to offer.

- **FOUR BEDROOM DETACHED FAMILY HOME WITH INTEGRAL GARAGE**
- Ground Floor Accommodation: Entrance Hall, Living Room, Lounge, Kitchen/Dining Room, Utility, Shower Room, Storage Cupboard, Integral Garage.
- First Floor Accommodation: Landing, Four Bedrooms, Bathroom, Hotpress.
- 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.
- Large driveway with ample parking









# Floorplan



Approximate total area<sup>m</sup>  
1615 ft<sup>2</sup>  
Reduced headroom  
23 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

# 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.

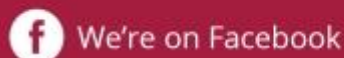
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

## 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



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