

1 Monaghan Row, Newry, Co. Down, BT35 8DL



Guide Price £159,950

Excellent End Terrace Townhouse in a Convenient City Centre Location

Situated within walking distance of Newry City Centre, this well presented end terrace townhouse offers spacious and practical accommodation, making it an ideal purchase for first time buyers, families, or investors alike.

The ground floor comprises a welcoming entrance hall, a bright and comfortable lounge, a fitted kitchen with dining area, and a convenient wet room. On the first floor, the property boasts three well proportioned bedrooms, providing ample living space for modern family life.

Additional benefits include oil fired central heating, PVC double glazing throughout, and low maintenance paved areas to both the front and rear, offering outdoor space ideal for relaxing or entertaining.

Conveniently located close to local shops, schools, leisure facilities, and excellent transport links, this attractive home combines comfort, convenience, and excellent value in a sought after city centre setting.

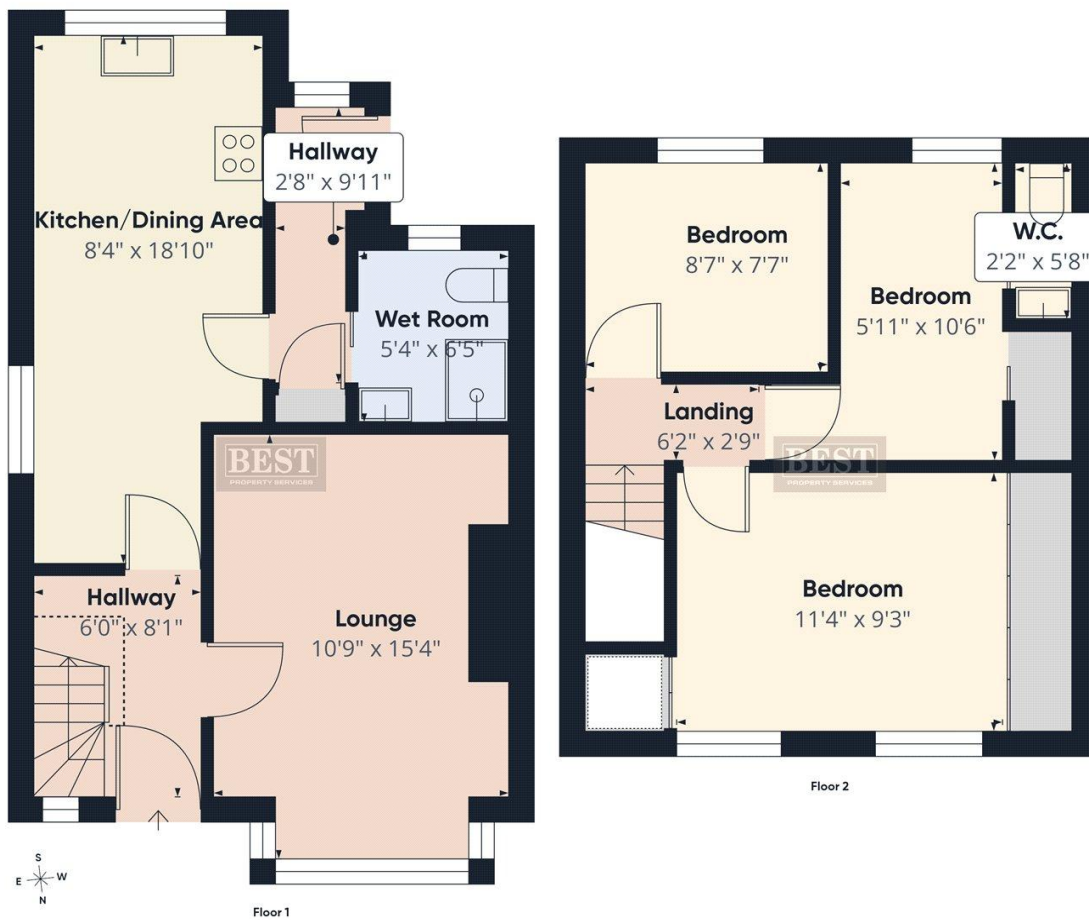
Early viewing is highly recommended.

- EXCELLENT END OF TERRACE TOWNHOUSE WITHIN NEWRY CITY CENTRE
- Entrance Hall, Lounge, Kitchen/Dining Area, Wet Room.
- First Floor Accommodation: Three Bedrooms.
- Oil Fired Central Heating. Pvc Double Glazing.
- Paved Area to the Front and Rear.





Floorplan



Approximate total area⁽¹⁾
726 ft²
Reduced headroom
11 ft²

(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.

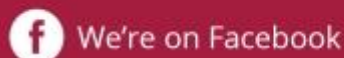
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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