

**26 Lis Ard Court, Newry,  
Co. Down, BT35 8WS**



**Guide Price £349,950**

## **Exceptional Detached Family Home on a Generous Corner Site with South Facing Gardens**

Occupying a superb corner position within the ever popular Lis Ard Court development, this beautifully presented detached home offers spacious, versatile accommodation, finished to a high standard throughout. The property has been lovingly maintained by the current owners since it was built 12 years ago and boasts generous south facing gardens, a large tarmac driveway, and the flexibility of either three or four bedrooms. This is an outstanding family home ready for immediate occupation.

The bright and welcoming entrance hall features stylish tiled flooring and an impressive staircase with contemporary glass panels, setting the tone for the quality found throughout the property.

To the front of the home are two spacious reception rooms, each enjoying dual aspect windows that flood the interiors with natural light. The lounge offers soft carpet flooring, a striking modern media wall and windows to the front and side. The second reception room benefits from laminate flooring, dual aspect windows and a beautiful feature fireplace with stove, creating a warm and inviting living space.

Double doors lead from this room into the impressive open plan kitchen and dining area. Finished with tiled flooring, the contemporary high gloss kitchen provides an excellent range of units, luxurious quartz worktops, double oven, hob, integrated fridge and a recently installed integrated dishwasher. The dining area enjoys direct access through patio doors to the beautifully landscaped rear garden and pergola, creating the perfect setting for indoor / outdoor entertaining.

A separate utility room continues the high quality finish with matching full height units, neatly concealing the integrated freezer, washing machine and tumble dryer, while also providing access to the rear garden. A convenient ground floor WC, complete with tiled flooring, vanity wash hand basin and WC, is accessed from the utility room.

Upstairs, the carpeted landing provides access to the shelved hot press and roof space, which benefits from a pull down ladder and partial flooring for additional storage.

The first floor offers three generous double bedrooms, including an impressive principal suite complete with a luxurious dressing room and a beautifully appointed ensuite shower room. Installed just one year ago, the ensuite is fully tiled from floor to ceiling and features a large walk in shower, double vanity unit and WC, finished to an exceptional contemporary standard. Originally constructed as a four bedroom home, the dressing room can easily be reinstated as a fourth bedroom to suit the needs of the new owners, offering excellent flexibility for growing families or those requiring additional accommodation.

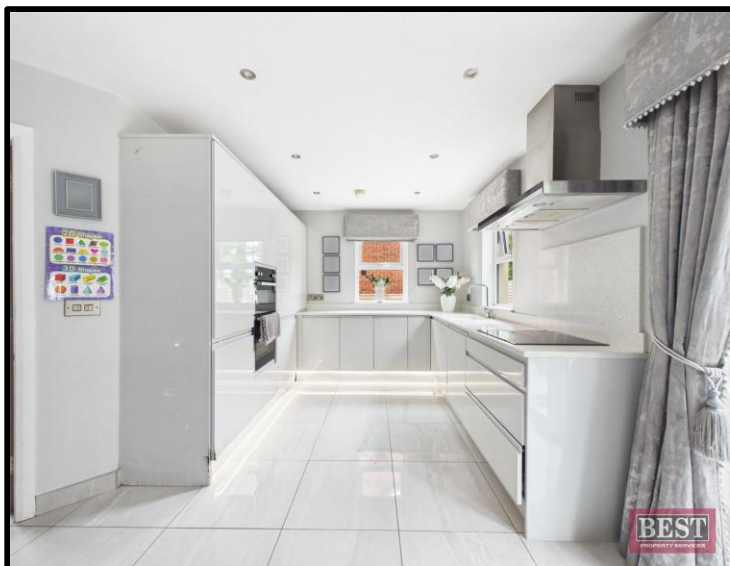
Completing the first floor is the stunning family bathroom, also installed just one year ago. Beautifully finished with full height wall tiling, it comprises a luxurious freestanding bath, large walk in shower, vanity wash hand basin and WC.

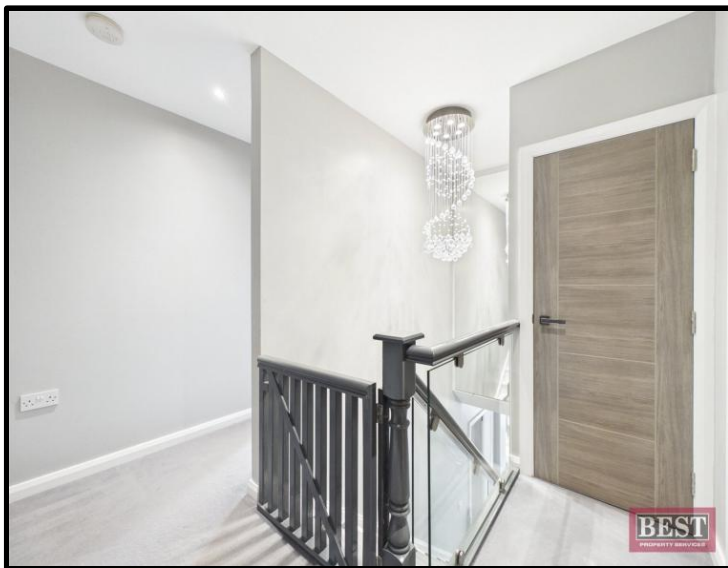
Externally, the property truly excels. Set on a substantial corner plot, it enjoys a generous south facing rear garden that has been thoughtfully landscaped with a paved patio and pergola, lawn areas and additional paved pathways to the side. Secure gated access on both sides of the property makes it ideal for families with children or pets.

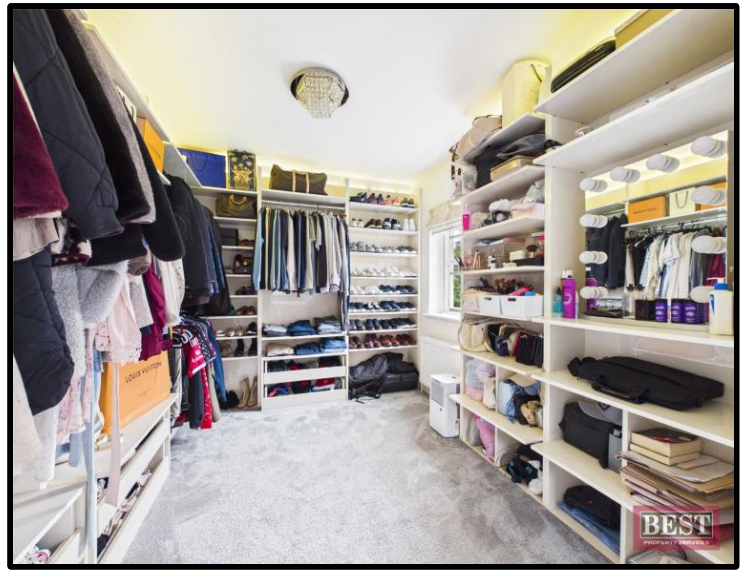
The garden benefits from well defined boundaries, with a wall boundary incorporating iron fencing and mature hedging to the front and right hand side, while timber fencing encloses the rear and left hand side, creating a private and secure outdoor space. Outside electrical sockets and two external water taps add further convenience. To the front, a spacious tarmac driveway provides excellent off street parking.

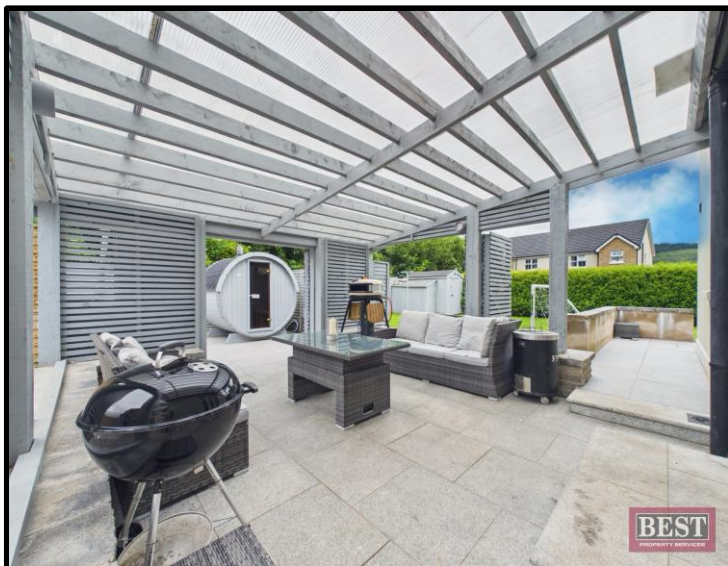
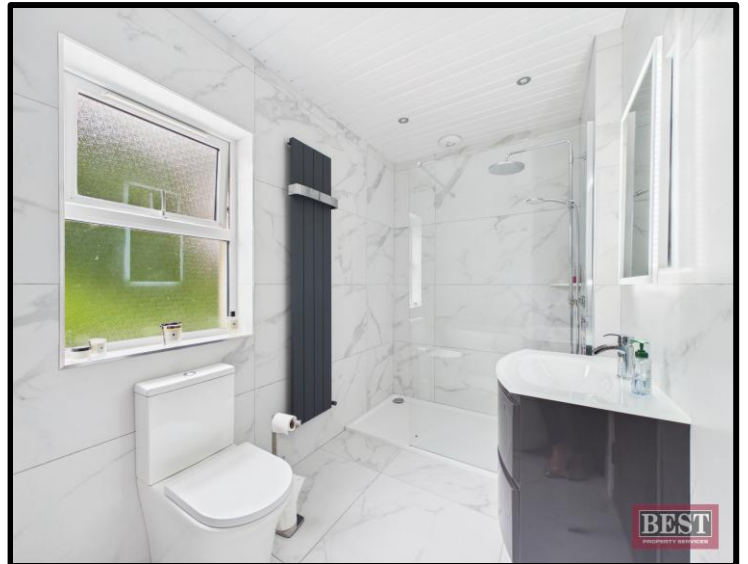
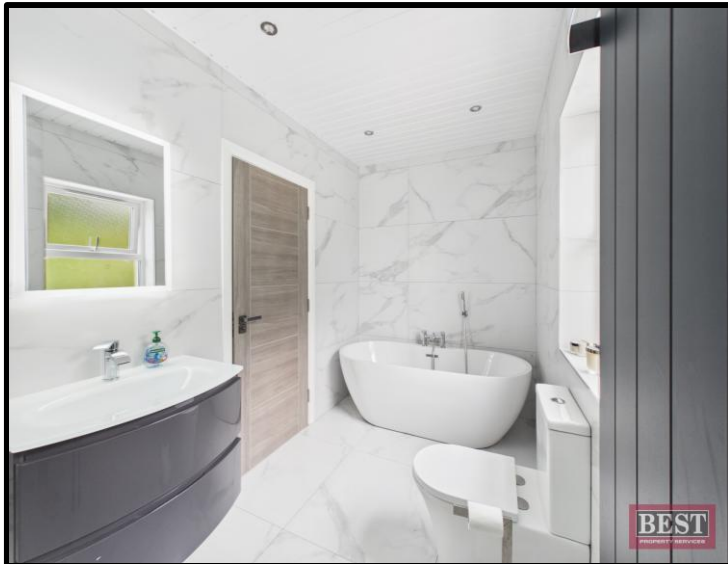
Rarely does a home combine such generous outdoor space, flexible accommodation and exceptional presentation in such a desirable residential location. Early viewing is highly recommended.

- EXCEPTIONAL 3/4 BEDROOM DETACHED FAMILY HOME
- Ground Floor Accommodation: Entrance Hall, Lounge, Living Room, Kitchen/ Dining Room, Utility, Downstairs WC
- First Floor Accommodation: Three Double Bedrooms (one with Ensuite Shower Room and Walk In Wardrobe) Family Bathroom, Hotpress
- Gas Heating. PVC Double Glazing.
- Intruder Alarm Installed
- Off Street Parking with tarmac driveway to the front
- Large rear South facing garden with a paved patio, pergola, lawn areas and additional paved pathways



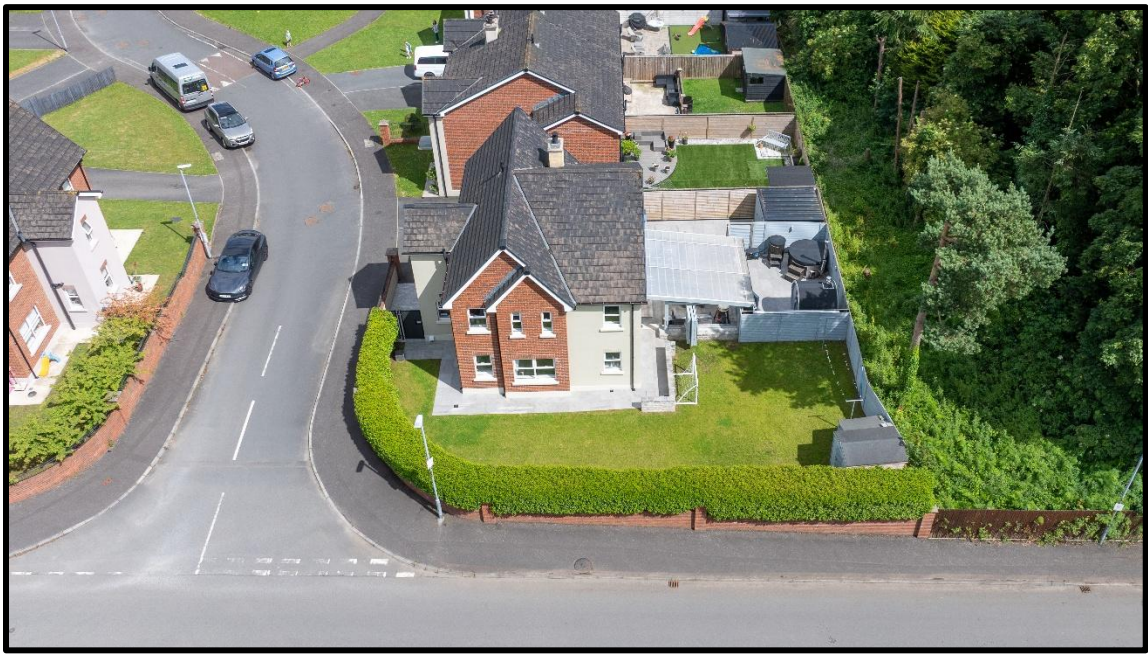






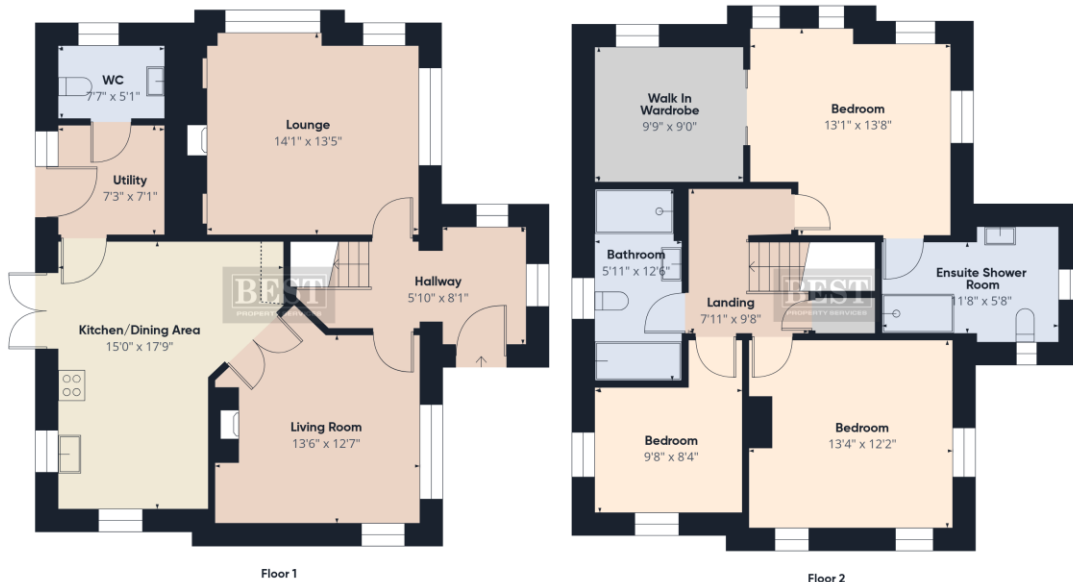








# Floorplan



Approximate total area<sup>(1)</sup>  
1494 ft<sup>2</sup>  
Reduced headroom  
5 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.

GIRAFFE 360



# 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.

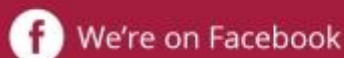
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

## 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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