

111 Forest Hills, Newry, Co. Down, BT34 2FN



Asking Price £359,000

New to the market, this beautifully maintained four bedroom detached family home is situated within the highly sought after Forest Hills development, a popular residential area with families and young professionals alike. Ideally positioned between Newry City and Warrenpoint, the property offers spacious accommodation, excellent outdoor space and is presented in move in ready condition.

A bright and welcoming entrance hall sets the tone for the home and features a staircase leading to the first floor along with useful under stair storage. Double doors open into the spacious living room, positioned to the front of the property and centred around a feature fireplace with open fire, creating a warm and inviting space for relaxing or entertaining.

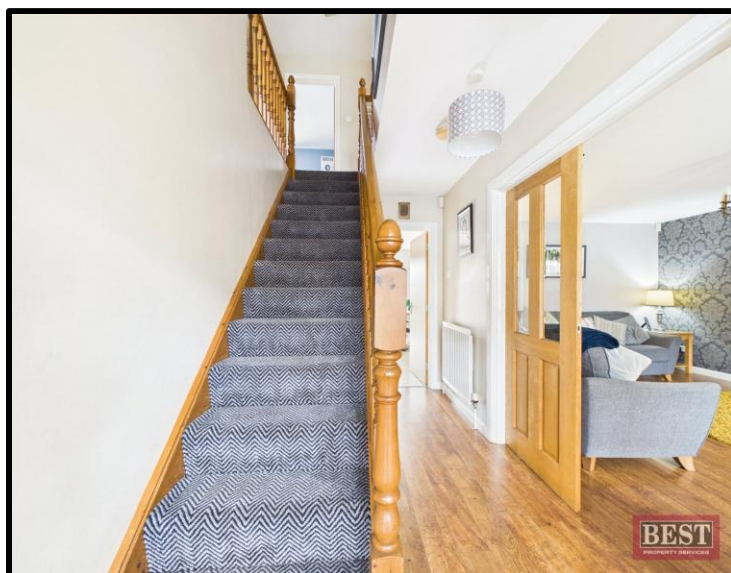
To the rear, the open plan kitchen and dining area is fitted with a range of upper and lower units, tiled flooring and ample space for everyday appliances. French style patio doors open directly onto the paved patio and rear garden, allowing plenty of natural light to flood the room and creating an ideal space for family life and summer entertaining. The integral garage is conveniently accessed from the kitchen and is plumbed for both a washing machine and tumble dryer, providing excellent utility and storage space.

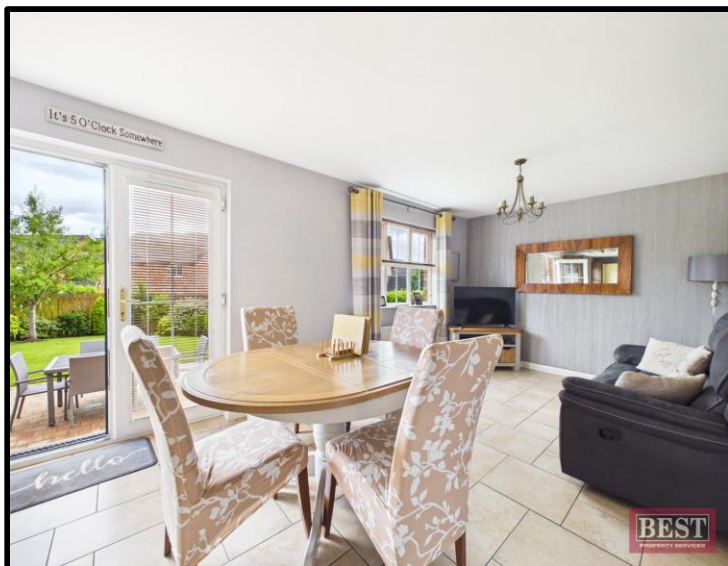
The first floor comprises four generous bedrooms, all finished with laminate flooring. The principal bedroom benefits from built in wardrobes and a fully tiled ensuite shower room, while the remaining bedrooms are served by a fully tiled family bathroom featuring a three piece suite and separate shower cubicle. One of the bedrooms also offers flexibility as a home office or nursery if required. The landing includes a hot press and access to the roof space, providing additional storage.

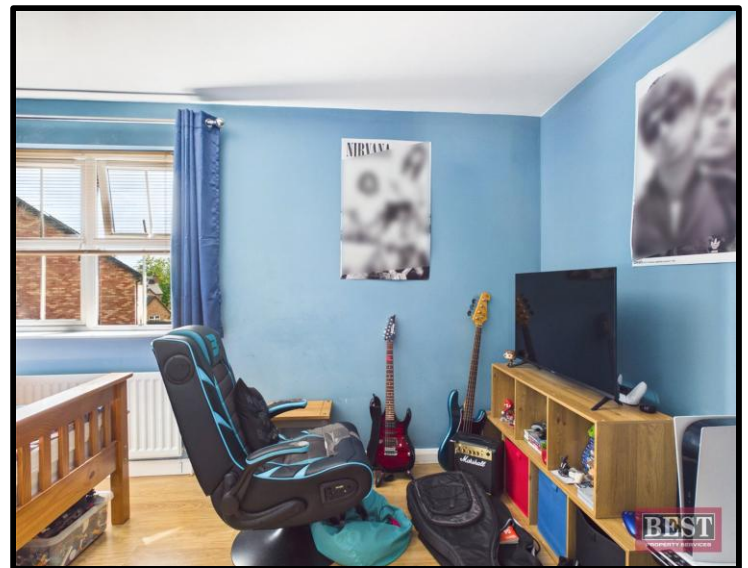
Externally, the front of the property benefits from a tarmac driveway providing off street parking, an integral garage and a well maintained lawn. Gated access on both sides leads to the fully enclosed rear garden, featuring a paved patio area, mature plants and shrubs along the timber fence boundaries, and a generous garden shed, creating an ideal outdoor space for children, pets and outdoor entertaining.

Offering generous family accommodation, a convenient location and a high standard of presentation throughout, 111 Forest Hills is sure to appeal to a wide range of purchasers seeking a home that is ready to move straight into.

- EXCEPTIONAL DETACHED FAMILY HOME
- Ground Floor Accommodation: Entrance Hall, Living Room, Kitchen/Dining Area, Integral Garage.
- FIRST FLOOR ACCOMMODATION: Landing, 4 Bedrooms (One with Ensuite Shower Room), Family Bathroom, Hotpress.
- Oil Fired Central Heating. PVC Double Glazing.
- Gardens to front, side and rear laid in lawns with a variety of mature plants and shrubs. Timber shed.
- Timber fencing to side and rear boundaries.
- Tarmac driveway. Integral Garage.



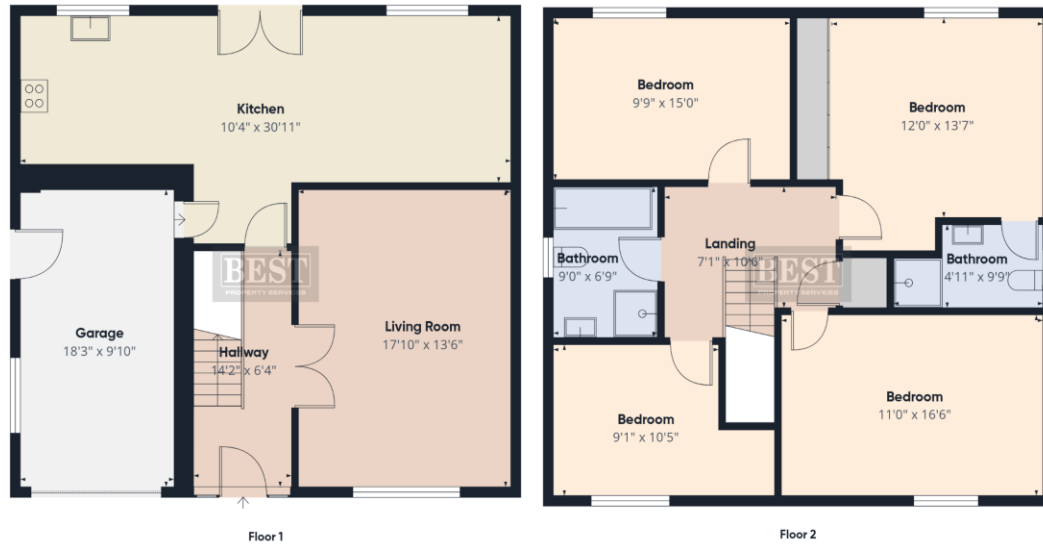








Floorplan



Approximate total area⁽¹⁾
1677 ft²

(1) Excluding balconies and terraces

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

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.

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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.

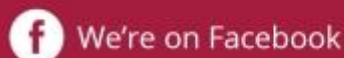
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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