

RS.26.114

30 Slieve Foy Place, Warrenpoint, BT34 3NR



Guide Price £265,000

New to the market, this beautifully refurbished four-bedroom, plus office, semi-detached home has been finished to an exceptional standard. Ideally located in the heart of Warrenpoint just round the corner from the seaside and Carlingford Lough shorefront, the property is within walking distance of local schools, shops, and amenities. Situated just a 10-minute drive from Newry and the A1, makes this property ideal for commuters. This superb family home has undergone a complete refurbishment, including new plumbing and electrics, freshly plastered walls throughout, and the installation of a brand-new heating system, offering buyers peace of mind and modern comfort.

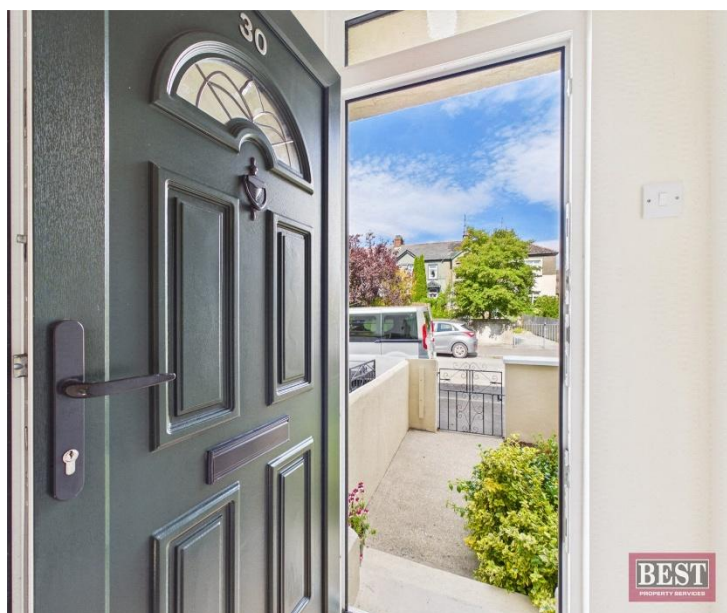
The welcoming entrance hall leads to a spacious front reception room featuring an attractive open fireplace. Also on the ground floor is a versatile second reception room, which could be used as a fourth bedroom, dining room, playroom, or additional living space to suit your family's needs. To the rear, the stylish contemporary kitchen has been finished to a high standard and comes complete with brand-new integrated appliances, including an induction hob and dishwasher. The back door opens out to an enclosed rear yard with a useful storage shed and a lawned garden.

The first floor comprises a versatile office, which could also be used as a dressing room, alongside a modern family bathroom.

The second floor offers three well-proportioned bedrooms, including two generous double bedrooms and a comfortable single bedroom, providing excellent accommodation for growing families.

Combining high-quality finishes with a highly convenient location, this impressive home is ready for immediate occupation and is sure to appeal to a wide range of purchasers.

- Four bedroom semi detached house
- Located in Warrenpoint only a few moments from all local amenities
- Fully refurbished throughout to a high standard
- One bathroom / Office / Reception Room
- Rear patio yard and garden
- Oil fired central heating with new boiler
- Ideal purchase for a first time buyer







Floorplan





Energy Performance Certificate

TBD

Viewing:

By appointment only

Office Opening Hours

Monday- Thursday: 9-5.30

Friday: 9-5

Saturday: By Appointment

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/ukksi/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 general information and it must not be inferred that any item is included for sale with the property.

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