

## 45 Craigmore Road, Bessbrook, Newry, BT35 6LF



**Guide Price £395,000**

Occupying a generous, mature site along the Craigmores Road, this beautifully presented detached chalet bungalow offers spacious and versatile family accommodation finished to an excellent standard throughout. Boasting uninterrupted views towards the iconic Eighteen Arches Viaduct, extensive landscaped gardens, solar panels for improved energy efficiency, and a sweeping driveway with ample parking, this impressive home perfectly combines countryside tranquillity with convenience to Newry City and the A1 dual carriageway.

The spacious and light filled entrance hall is complemented by elegant tiled flooring and a beautiful solid oak staircase.

To the right hand side, a spacious living room with solid wooden flooring and an attractive open fireplace, creates a warm and comfortable space for relaxing.

The heart of the home is the impressive open plan kitchen and dining area, beautifully fitted with an excellent range of high and low level units, luxurious granite worktops and a central island incorporating a gas hob and breakfast bar seating. A range of integrated appliances, including double ovens, fridge freezer, dishwasher and built in coffee machine, complete this superb entertaining space.

Located just off the kitchen is a delightful second reception room. With windows on three elevations, high ceilings and patio doors opening directly onto the rear garden, this bright yet cosy room provides a wonderful additional living space. A feature fireplace with timber beam mantel offers the perfect focal point and has provision for a stove should the new owners wish to install one.

The utility room provides further storage together with plumbing for laundry appliances, additional units and direct access to the rear garden. A fully tiled wet room with WC and shower is conveniently located off the utility.

The ground floor also offers two generous double bedrooms together with a luxurious family bathroom, beautifully finished with a freestanding bath, separate walk in shower, vanity unit and contemporary tiling throughout.

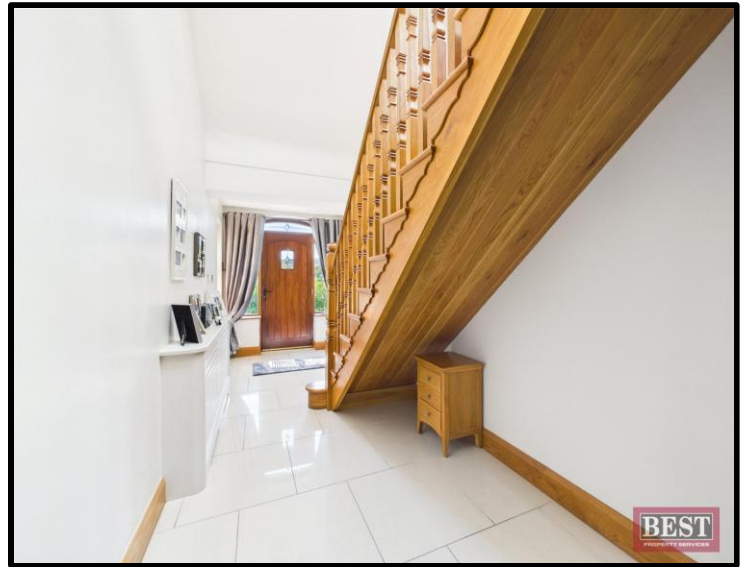
The first floor continues to impress with three further bedrooms, including a superb main suite complete with built in wardrobes and a stylish fully tiled ensuite shower room. A second double bedroom enjoys windows to the side together with Velux windows to both the front and rear, creating an exceptionally bright space. A further single bedroom and separate WC complete the first floor accommodation.

Externally, the property is approached through attractive entrance gates leading to a sweeping tarmac driveway providing parking for numerous vehicles. The generous gardens extend to the front, side and rear, predominantly laid in lawn and complemented by mature trees, colourful planting, paved pathways and a spacious patio ideal for outdoor entertaining. The rear garden is fully enclosed, making it perfect for families and those with pets.

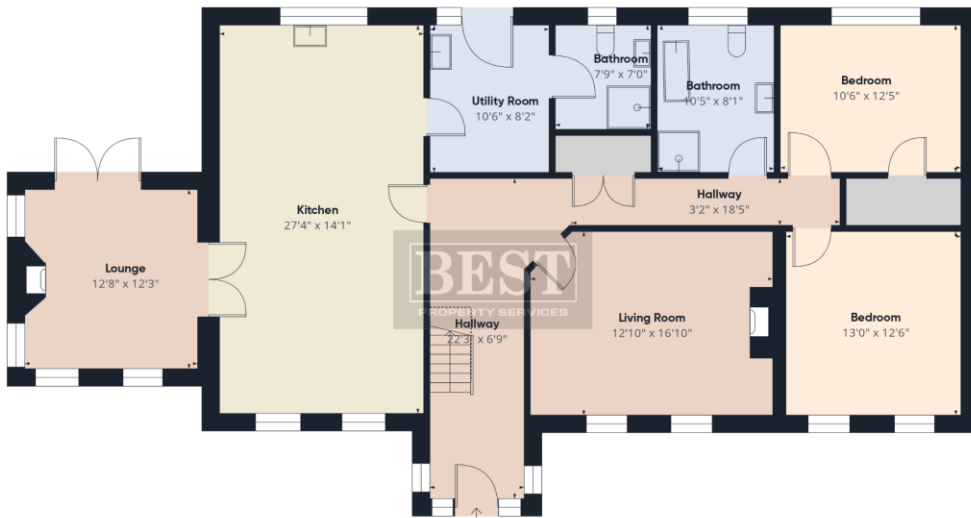
Further benefits include PVC double glazing, solar panels, solid oak internal doors throughout the ground floor and exceptional views across the surrounding countryside towards the famous Eighteen Arches Viaduct.

Early viewing is highly recommended to fully appreciate the quality, space and superb setting this outstanding family home has to offer.

- EXCELLENT FIVE BEDROOM DETACHED CHALET BUNGALOW
- Ground Floor Accommodation: Entrance Hall, Living Room, Open Plan Kitchen/Dining Area, Lounge, Two Bedrooms, Family Bathroom, Utility, Wet Room.
- First Floor Accommodation: Three Bedrooms (One with Ensuite Shower Room), WC.
- Oil Fired Central Heating. PVC Double Glazing. Solar panels.
- Gardens to the Rear with Timber Fencing to Boundaries.
- Extensive Tarmac Driveway providing ample off street parking.



# Floorplan



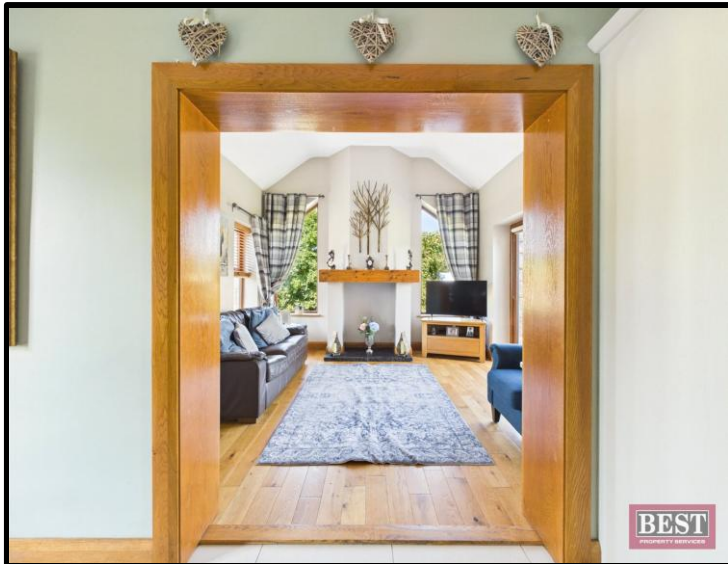
Approximate total area<sup>(1)</sup>  
2374 ft<sup>2</sup>  
Reduced headroom  
127 ft<sup>2</sup>

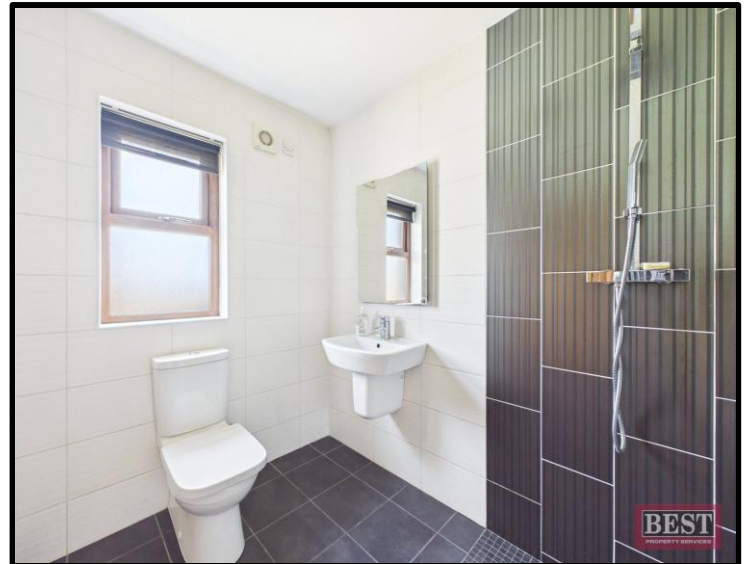
(1) Excluding balconies and terraces

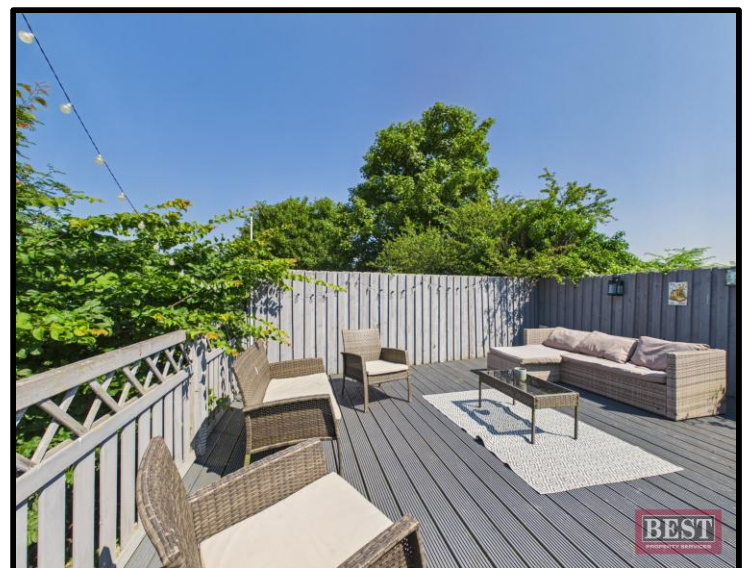
Reduced headroom  
Below 5 ft

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### 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.

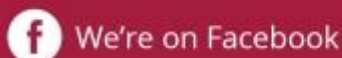
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

### 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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