

RS.23.044

**47 Forkhill Road, Cloughoge, Newry, BT35 8LT**



**Guide Price: £355,000**

Introducing to the market a spacious five bedroom detached family home on the Forkhill Rd located on a spacious site. On entering the property, off the main hallway, you will find a large dining / living room to the front of the property. This space is large enough for a family sized dining table along with living space centred around a solid fuel fireplace. An extension to the living room is a separate sunroom accessible via double doors. The sun room looks out towards the rear garden with lots of light coming in through the garden facing windows.

Moving through the property and off the sunroom a downstairs bedroom with ensuite bathroom to include a shower has been added for convenience. To the other end of the home the kitchen has a full range of upper and lower units with wood finish and space for a dining table. To one end of the kitchen is a small study or additional living space and to the other end is a separate utility room with additional storage units and rear access. Lastly the main house bathroom is located downstairs beside the stairwell. This includes a three piece suit with shower over the bath.

Upstairs, the master bedroom is located at the top of the landing and includes an ensuite bathroom along with plenty of built in storage, moving along the hall you will find two additional double bedrooms and one single bedroom all with built in storage.

Externally to the front, the property benefits from gated access and a large driveway with room for several cars, there is also a garage with direct access to the property. The garden is well maintained and landscaped with a large lawn wrapping round from the front of the house to the rear. To the back of the property there is a patio and rock garden.

- **EXCEPTIONAL DETACHED FAMILY HOME ON APPROX. 0.6 ACRES WITH DEVELOPMENT POTENTIAL (SUBJECT TO PLANNING PERMISSION)**
- **Ground Floor Accommodation:** Entrance Hall, Lounge with feature fireplace and open fire, Living Room/Snug, Fully fitted Kitchen/Dining Area with integrated appliances. The Utility Room has a selection of units and is plumbed for a washing machine and tumble drier with access to integral garage. Open plan Lounge/Dining Area with open fire leading to a beautiful Sun Room which has access to rear patio and garden. On this level there is also a Double Bedroom with Ensuite Shower Room.
- **First Floor Accommodation:** Landing, Hotpress, Four generous sized bedrooms with carpet flooring (one with an ensuite shower room),
- The property extends to approximately 2,210 sq ft
- Gardens to the front laid in lawn, gardens to the rear laid in lawn with timber fencing to boundaries. Patio Area. Outside Tap.
- Oil Fired Central Heating. Double Glazing.
- Extensive gardens to the side and rear laid in lawn with a variety of mature plants, hedging and flower beds with walled boundaries.
- Paved patio area to the rear.
- Re-development opportunity for 3 Houses (Two Semi Detached & One Detached) or block of 5 Apartments. Subject to Planning Permission.
- Virtual Tour: <https://tour.giraffe360.com/7864232c60944f5fadbb2662a7737a88/>

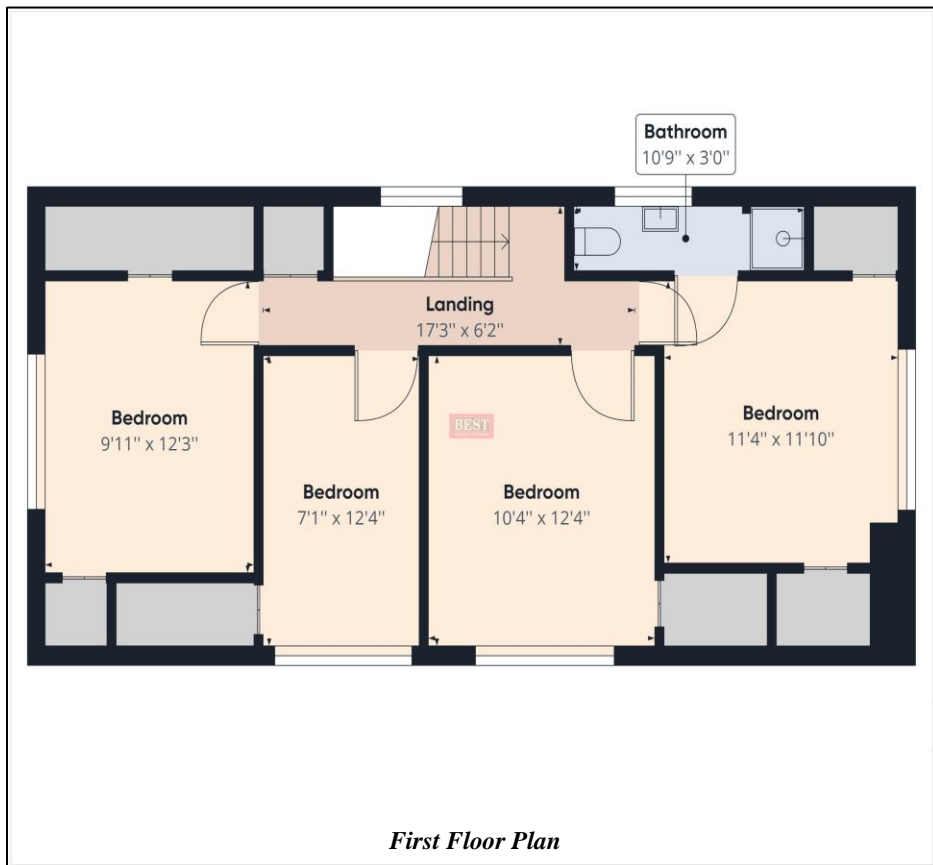




# Floor Plan



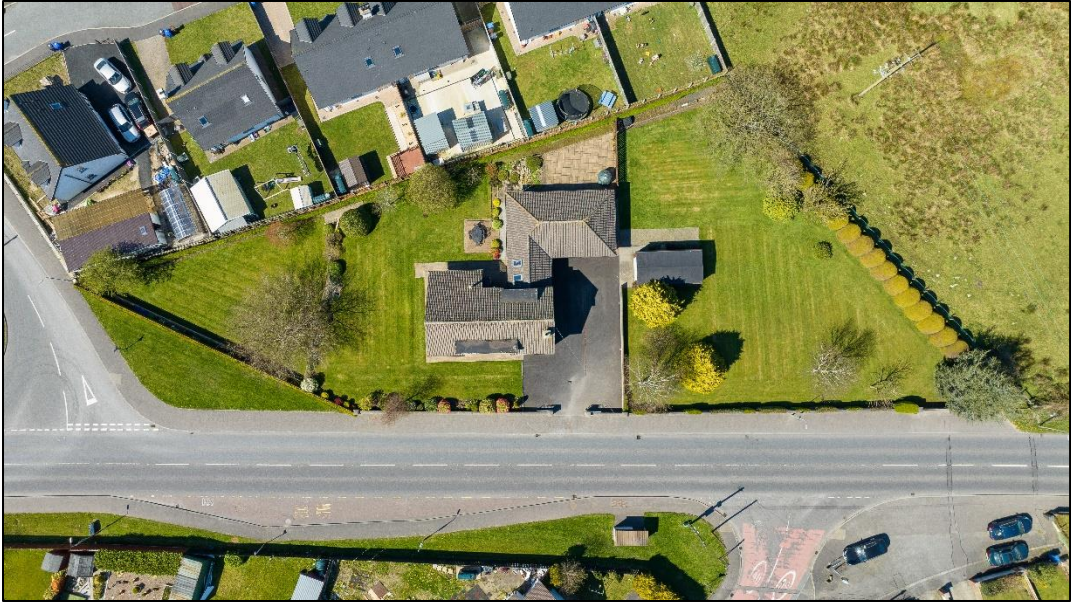
Ground Floor Plan



First Floor Plan











## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59   D
39-54	E	44   E	
21-38	F		
1-20	G		

### Viewing:

By appointment only

Our Office is Open 6 days a week

Monday, Wednesday & Thursday

09:00 – 17:30

Tuesday

09:00 – 19:30

Friday

09:00 – 17:00

Saturday

09:30 – 12 noon

### Rates

£2,218.32 \*Subject to change

### 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/uk/si/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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