

RS.23.089

## Castle Drive, Forest Hills, Old Warrenpoint Rd, Newry



Prices From £325,000



SCAN FOR MORE  
INFORMATION



Castle Drive, Newry is an exclusive new Residential Development consisting of 13 New Homes. This Development is being carried out by AOS Contracts Ltd a leading residential property development company, with a wealth of experience currently building high quality homes in a range of residential developments.

Each new home is presented with luxury high quality interior specification with spacious accommodation. Each new home has much charm and exclusivity in their design and layout which coupled with the location and address, make it a most desirable development to live in and enjoy.

**Location:** Situated just off the Old Warrenpoint Road, Newry a short distance from Newry City Centre this much sought after address is ideal for those searching for their new home within a family friendly development. An ideal location for those commuting with excellent public transport services for those travelling to Belfast/Dublin

- **EXCEPTIONAL TURNKEY FOUR BEDROOM DETACHED FAMILY HOME.**
- **Ground Floor Accommodation:** Entrance Hall, Lounge, Kitchen/Dining Area, Utility Room has a selection of modern units and is plumbed for a washing machine and tumble drier. There is also a Separate W.C. on this level.
- **First Floor Accommodation:** Landing with access to the roofspace, Four generous sized bedrooms (one with an ensuite shower room), Family Bathroom consists of a three piece suite.
- Pvc Double Glazing.
- Energy efficient air source heat pump. Pvc Double Glazing
- Tarmac driveway with ample parking. Gardens topsoiled to the rear with timber fencing to boundaries.
- Generous P.C Sum Allowance for Kitchen, Sanitary Ware and Flooring.
- <https://tour.giraffe360.com/1b778f3131cf4dd4bacc261de9ecf591/>





# Floor Plan





## Energy Performance Certificate

TBC

### 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 |

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



Tel: 028 8772 2663  
[info@bestpropertyservices.com](mailto:info@bestpropertyservices.com)  
[bestpropertyservices.com](http://bestpropertyservices.com)