

RS.23.131

36 Carrowmannan Road, Belleeks, BT35 7QX



Guide Price £389,950

New to the market!

We are delighted to introduce new to the market an opportunity to purchase a large, five bedroom, detached family home on the Carrowmanna Road just outside the townland of Belleek.

This splendid family home sits on a large countryside plot about a 10 -15 minute drive from Newry City Centre and would make an exceptional home for a growing family. On entering the property you will find a bright tiled entrance hall with partial wood panelling to the walls and oak staircase. The lounge is located to the right hand side and has tiled flooring and a wood burning stove, double doors lead to an open plan kitchen/dining/sunroom. To the rear of the property you will find a large open plan kitchen/dining area with a host of upper and lower level units with integrated appliances. Adjacent to the kitchen there is a fully fitted utility room with access to the rear. To the left of the hallway you will find 2 double bedrooms one of which could also be a second reception room or games room. The hotpress is also located on this level along with the family bathroom which is fully tiled and consists of a three piece suite with a separate fully tiled shower cubicle.

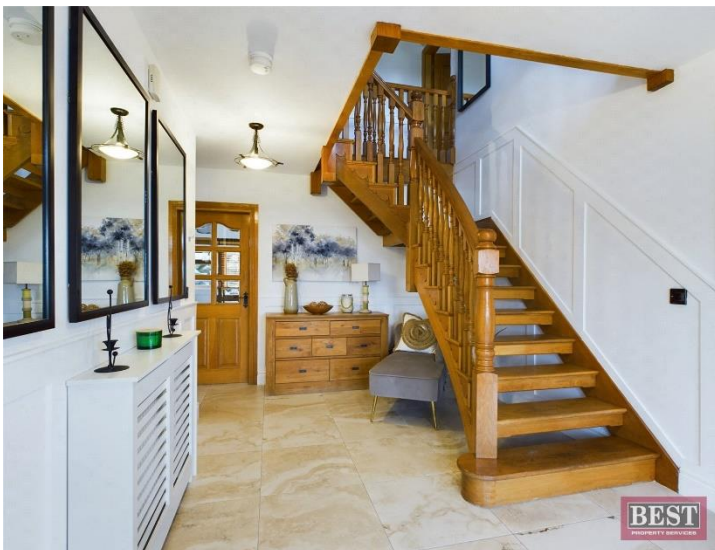
On the first floor there is a gallery with views over the surrounding countryside along with 3 double bedrooms one of which has a dressing room adjacent and the main bedroom has a dressing room and ensuite shower room.

Externally the property has a gravel driveway with room for several cars and gardens are laid in lawn with fantastic views over the surrounding countryside. There is a detached garage which could be utilised as a self contained annex (subject to planning). Detached store to the rear which would be suitable for a variety of uses.

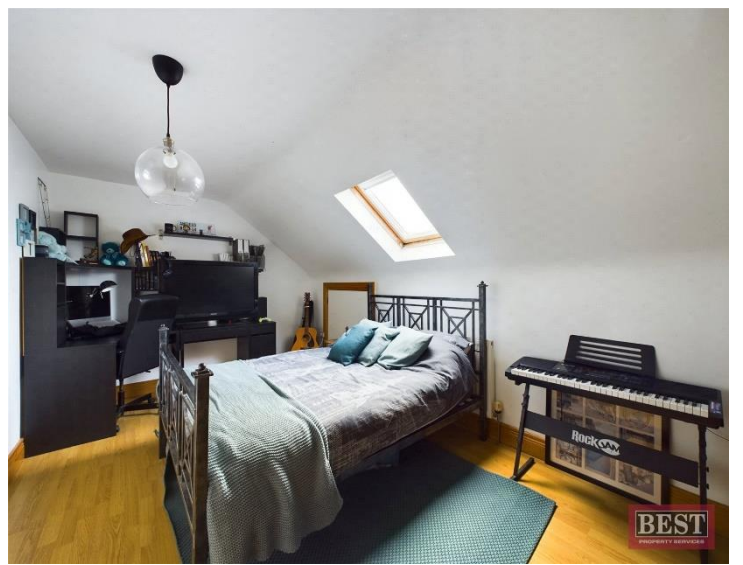
Location: From Newry take the Camlough Road and take the exit signposted Camlough. Travel through Camlough towards Belleek and take the first road on the left signposted Carrowmannan Road and No. 36 is situated on the right hand side.

Viewing is highly recommended for this beautiful home.

- Ground Floor Accommodation: Entrance Hall, Lounge, Open Plan Kitchen/Dining/Sunroom. Two Bedrooms (one of which could be a Family Room/Games Room, Utility Room, Family Bathroom, Hotpress).
- First Floor Accommodation: Three Double Bedrooms (one with Dressing Room). Main Bedroom has a Dressing Room and Ensuite Shower Room. Shower Room.
- Detached Garage which may be suitable for an annex (subject to planning).
- Oil Fired Central Heating. PVC Double Glazing. Intruder Alarm.
- Gardens laid in lawn with walled boundary to the front.
- Sensor lighting and external electrical points.



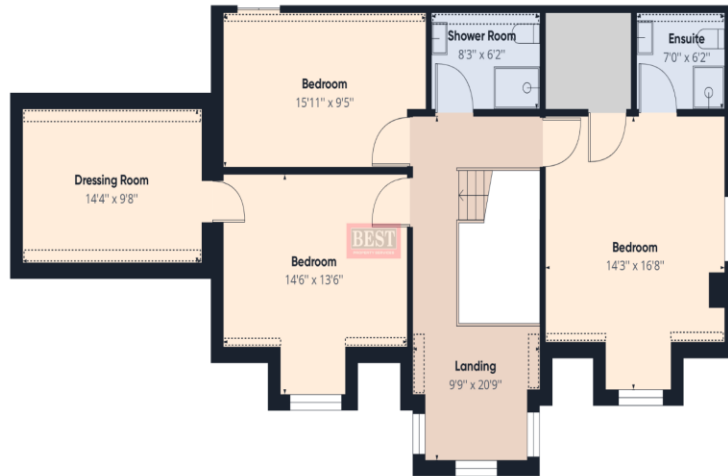




Floorplan



Ground Floor Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾
2464.66 ft²

Reduced headroom
68.63 ft²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Energy Performance Certificate

TBC

Viewing:

By appointment only

Opening Hours

Monday -Thursday 9-5:30

Friday 9-5

Saturday: By appointment only

Rates

£1,941.03 *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/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.

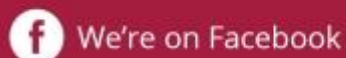
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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