

RS.23.130

8 Mill Road, Bessbrook, Newry, BT35 7DS



Guide Price £149,950

Introducing to the market a recently refurbished and well-presented two bedroom detached cottage style bungalow only a short 10 minute walk to the centre of Bessbrook.

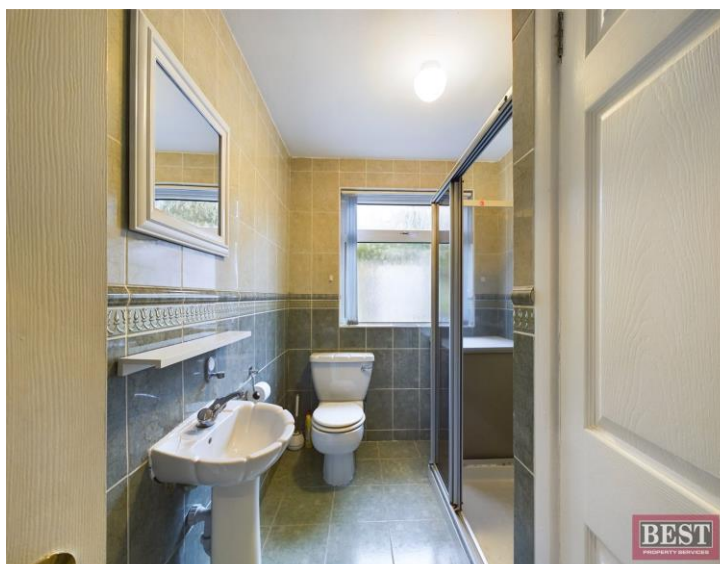
The property includes two double bedrooms, a living room with fireplace to the front of the property and a spacious kitchen/dining room with tiled flooring, a range of kitchen units along with rear access to the back of the property. The main house bathroom is fully tiled from floor to ceiling with three-piece suite and hot press.

Externally the property has a gated entrance with stone wall surrounding the property. Space for several cars to the front and a patio garden to the rear.

The property has recently had new flooring and carpet in both bedrooms and living room along with being freshly repainted throughout.

The property is in a desirable location with the nearest bus stop a 5 min walk, Newry city centre is a 6 min drive and easy access to M1 for Belfast and Dublin

- Two Bedroom Detached Bungalow in Bessbrook, Newry
- Recently refurbished with new carpet, flooring, repainted
- PVC Windows / Oil Fired Central Heating
- Gated Access with Off Street Parking
- Virtual Tour: <https://tour.giraffe360.com/ed6d3aad81364eb381526654cdf898b4/>





Floorplan



Approximate total area⁽¹⁾
934.80 ft²

(1) Excluding balconies and terraces

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

GIRAFFE 360



Energy Performance Certificate

TBD

Viewing:

By appointment only

Opening Hours

Monday -Thursday 9-5:30

Friday 9-5

Saturday: By appointment only

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/ukxi/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.

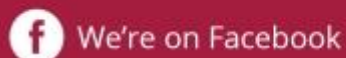
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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