

WAR240011

## 68 Killowen Road, Rostrevor, Newry, County Down, BT34 3AG



**Offers over £295,000**



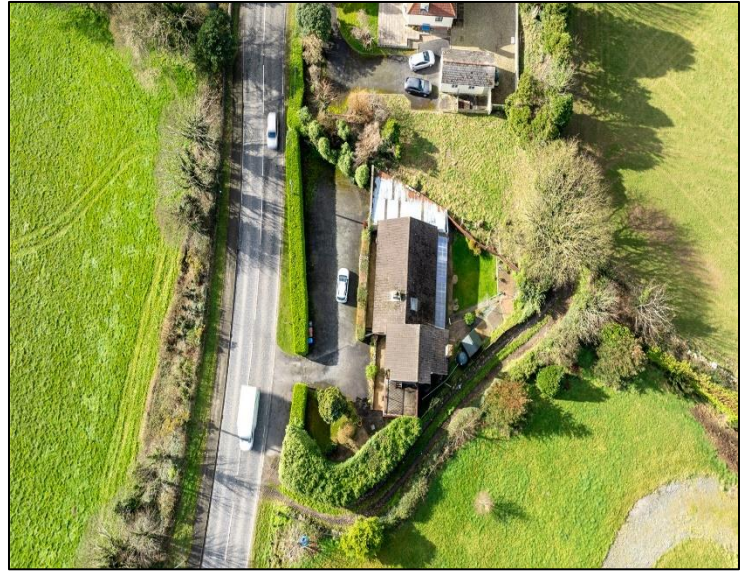
## Property Description

New to the market, this four bedroom detached family home is located on the much sought-after Killowen Road. With elevated views across Carlingford Lough toward the Cooley mountains to the front and the Mourne Mountains to the rear, there is no doubt that this property sits in an area of outstanding natural beauty.

The surrounding gardens, just under a third of an acre, are well manicured, with a South-facing paved patio area to the front, tarred driveway with plenty of parking space available, garage and a garden shed to the rear. The property itself consists of four double bedrooms, three of which are located on the ground floor. There are three reception rooms in total, a dining room, an open-plan kitchen/living area and a separate lounge area benefitting from tranquil views across the Lough.

The house comprises oil-fired central heating, a working open fire and double glazed windows throughout. There is a main shower room, ground floor WC, utility room, porch, cloakroom and sauna. There is a large room on the first floor that could be used as an additional living room, or a master bedroom. There is plenty of storage in the loft upstairs, as well as the garage.

Situated in prime position close to Rostrevor, Warrenpoint, Newry, Newcastle and Kilkeel, it is rare to find a detached property such as this with such breathtaking views.















# FLOOR PLAN



# Energy Performance Certificate

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 55 D    | 60 D      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Viewing:

By appointment only

Office Opening Hours

Monday- Thursday: 9-5.30

Friday: 9-5

Saturday: By Appointment

## 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.