

84 Armagh Road, Newry, County Down, BT35 6PW



Asking Price £225,000

Introducing to the market an impressive, large four bedroom detached home on the Armagh Rd, Newry. Properties of this style and size rarely come to the market in such a sought-after central location.

On entering the property you will be greeted by a light and bright porch that is separated from the main hall by a glass sliding divider. The main hallway offers under stair storage and access to the front room which is large enough to accommodate a spacious living area along with a dining area with family sized dining table. The front room has double door access to the rear garden. To the other end of the property the kitchen is fully fitted with a range of upper and lower units, there is access to a large utility room and downstairs w/c
Upstairs you will find two large double bedrooms both overlooking the rear garden along with a single bedroom facing the rear and one single bedroom facing the front of the house. The main house bathroom is located upstairs.

Externally the property is clad in a stunning grey pebbledash finish, to the front there is gated access and long driveway leading to the house. The large rock garden to the front includes a collection of plants and shrubs with hedging to the side boundary. There is a single car garage to one side and a lean-to garage on the opposite side. There is a substantial rear garden with lawns extending to over 35m from the house along with a range of outbuildings and greenhouse.

This property provides the perfect opportunity to create a spacious and unique family home in the heart of Newry.

- Four Bedroom Detached Home with substantial gardens
- Family home with a central location
- Two Double Bed/Two Single Bed / Two bathrooms / Spacious Living /Dining Room
- Garage and several outbuildings.





Floorplan







Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	41 E	51 E
21-38	F		
1-20	G		

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/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.

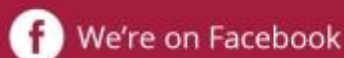
We reserve the right to conclude the sale of this property via the "Best and Final Offers" process. For more information please speak to an agent.

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



Tel: 028 3026 6811
info@bestpropertyservices.com
bestpropertyservices.com