

24 Drumantine Road, Newry, Down, BT34 1TD



Guide Price £399,000

We are delighted to offer for sale this simply magnificent, detached family residence, which was constructed by its current owners in c.2005, this bright and spacious family home has been designed with a family environment in mind, with an unrivalled specification that is assured to impress even the most discerning of purchasers.

This stunning property enjoys a high degree of privacy with paramount views over the surrounding countryside, whilst the setting enjoys privacy, the property itself is in close proximity to schools, amenities and conveniently located less than 15 minutes from Newry City and approx. 2.5 miles to Dublin / Belfast carriageway providing convenient travel networks and access to both the North and South of Ireland.

Inside the property, the accommodation is bright, spacious, well planned, an entrance porch hallway leading to the inner hall, an open plan kitchen/dining area equipped with a range of modern upper and lower-level units with a utility room adjacent. Double doors lead to a beautiful sunroom. There is another living room located to the rear of the ground floor which provides quieter space with the main lounge to the front of the dwelling. There is a downstairs bedroom with an ensuite shower room. There is a family bathroom located on this level and a cloakroom.

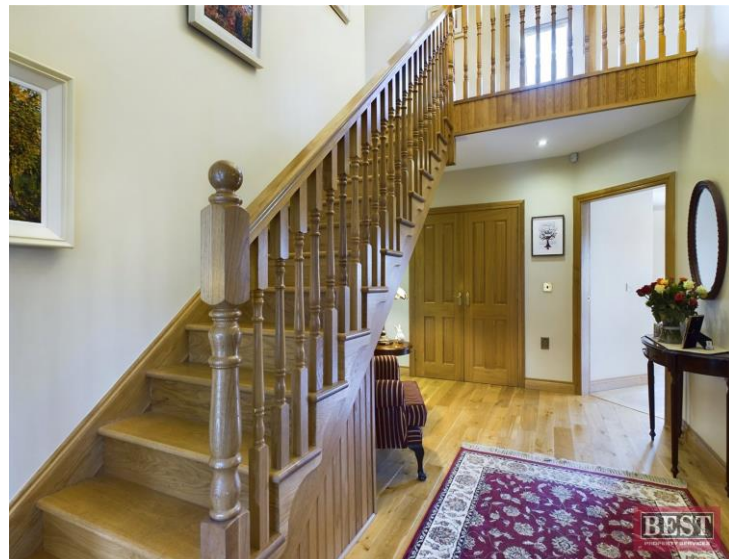
The first floor consists of three generous bedrooms, with the main bedroom equipped with an ensuite bathroom and dressing room. There is also a family bathroom with a three-piece suite on this level.

Externally, the property is positioned on a superb site, extending to approximately 0.5 acres with manicured lawns and mature shrubbery. It is worth noting the property also benefits from a large, detached garage.

All in all this is a gorgeous country home, and one that can only be fully appreciated upon internal inspection. Viewing is strictly by private appointment through our Newry Office.

- Entrance Level: Entrance Porch, Entrance Hall, Cloakroom, Lounge, Living Room, Kitchen/Dining Area, Sunroom, Utility Room, Office/Study, Bedroom 1 (Ensuite Shower Room), Family Bathroom.
- First Floor Level: Landing with Gallery, Three Double Bedrooms (one with Ensuite Bathroom and Dressing Room). Family Bathroom, Walk in Hotpress.
- Oak internal doors, stairs, skirting and architraves.
- Intruder Alarm installed. Roofspace partially floored.
- Detached Garage suitable for a variety of uses.
- Oil Fired Central Heating. Pvc Double Glazing.
- Gardens laid in lawn to the front, side and rear with patio area to the rear and a selection of mature shrubs. Hedging to side and rear boundaries with cast iron railing to the front boundary.





Floorplan



Floor 1



Floor 2

Approximate total area⁽¹⁾
2711.8 ft²

Reduced headroom
108.9 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.

GIRAFFE 360





Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	63 D	
39-54	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.

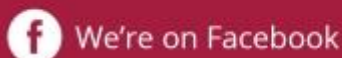
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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



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