

25 Damolly Village, Newry, Co Down, BT34 1PY



Offers Over £85,000

Offering new to the market this two bedroomed terrace property located just off the Belfast Road in Newry City within easy access to the A1-N1.

Whilst this property is in need of modernisation throughout there is an excellent opportunity to be had for Investors or Builders alike who are looking for an investment or small project.

Accommodation comprises of an Entrance Hall, Lounge, Kitchen, 2 Bedrooms & Shower Room. There is also Pvc Double Glazing and Oil Fired Central Heating. Interest is invited from cash purchasers only.

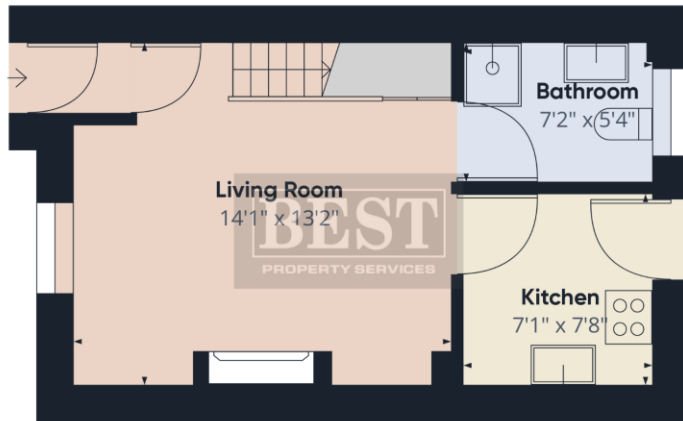
Location: From Newry take the Belfast road and travel for approx 1 mile and take the last turn left before the Mourne Country hotel and the subject property is located 500 yards along on the right hand side.

- Ground Floor Accommodation: Entrance Hall, Lounge, Kitchen/Dining Area, Shower Room
- First Floor Accommodation: Two Bedrooms
- Oil Fired Central Heating. Pvc Double Glazing.
- Yard to the rear.
- Raised garden to the rear accessible via steps.

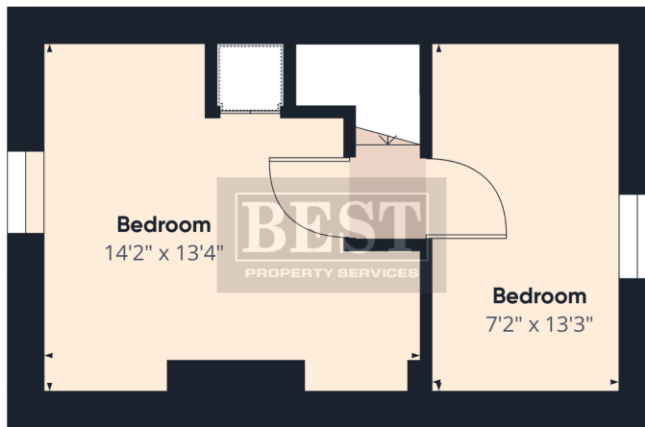




Floorplan



Floor 1



Floor 2

Approximate total area⁽¹⁾
538.28 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

TBC

Viewing:

By appointment only

Our Office is Open 6 days a week
Monday, Wednesday & Thursday 9am – 5.30pm
Tuesday 9am – 7.30pm
Friday 9am – 5pm
Saturday 9.30am – 12pm

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.

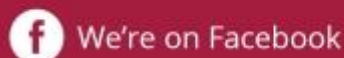
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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