

71 Ardfreelin, Newry, Down, BT34 1JG



Offers Over £195,000

This is the perfect opportunity to purchase a three bedroom detached bungalow in the popular and family friendly Ardfrilin development located just off the Rathfriland Road in Newry.

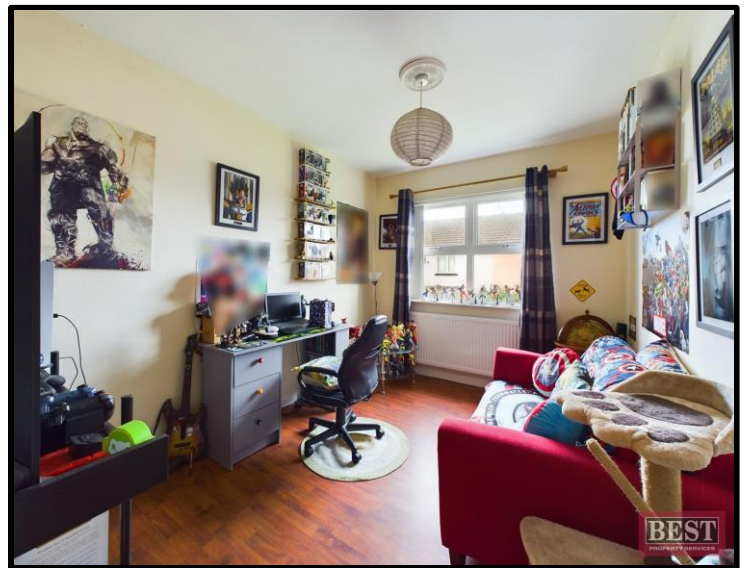
On entering the property, you will find a spacious hallway, the reception room to the front of the property has an open fireplace and double doors linking it to the kitchen/dining area. The kitchen to the rear of the home has a range of upper and lower units and plenty of space for a large dining table. There are three bedrooms and the family bathroom has a three piece suite.

Outside to the front of the house is a large front lawn along with a driveway big enough for two cars. To the rear the garden is laid in lawn with timber fencing to boundaries and there is a timber shed.

The property is within the catchment area for local primary and secondary schools and is only minutes from the City Centre and the A1.

- Entrance Hall, Lounge, Kitchen/Dining Area, Three Bedrooms, Family Bathroom.
- Oil Fired Central Heating. Pvc Double Glazing.
- Gardens laid in lawn to the front and rear with timber fencing to boundaries.
- Tarmac driveway providing off street parking.





Floorplan



Approximate total area⁽¹⁾
1022.54 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/ukksi/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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