

5 Meadowbrook Park, Newry, Co Down, BT35 6LH



Asking Price £269,950

Occupied by the current owners since 1994 this well-maintained, bright Family Home offers spacious accommodation and should certainly tick all the boxes for a range of buyers such as first time buyers, those looking to move up the property ladder, growing families or people looking to downsize into a desirable part of town. Conveniently situated approximately 1.9 miles from Newry City Centre within the ever-popular family friendly development of Meadowbrook with the added benefit of being a couple of minutes from Newry Train Station and A1-N1

Ground Floor Accommodation comprises a welcoming Entrance Hall with tiled flooring, Lounge with open fire and wooden flooring. The Kitchen has an open plan dining area with a range of high and low-level units and access to the rear garden. There are also two double bedrooms and the family bathroom is located on this level. The utility room is on the ground floor and has plumbing for white goods. On the First Floor, there are 2 well-proportioned Bedrooms with carpet flooring and large attic storage.

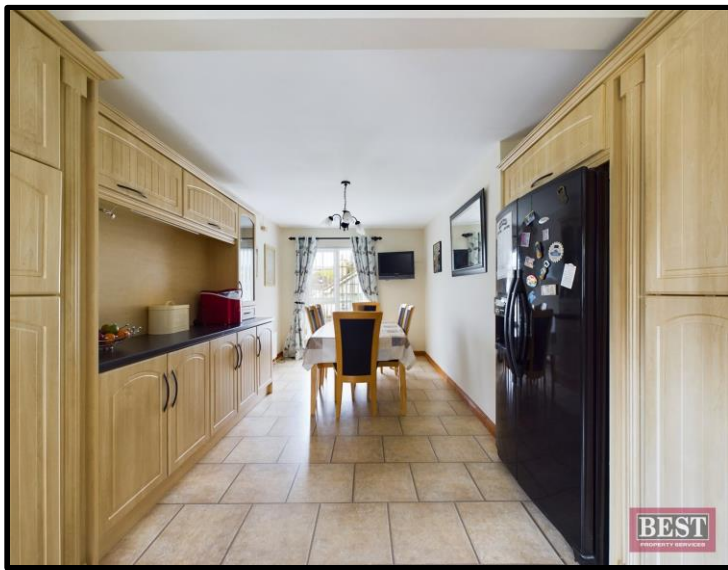
Externally to the front there is a double tarmac driveway providing off-street parking, flat south facing garden laid in lawn to the rear with easy maintenance and fencing to boundaries. Decking area and timber shed.

Location

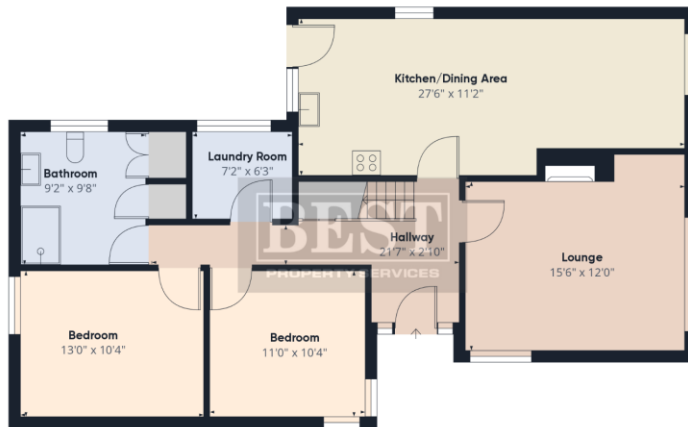
From Newry City Centre travel out the Armagh Road and at the roundabout take the first exit and turn right onto Craigmore Road, travel approx. 0.3 miles and Meadowbrook Park is situated on the right hand side.

- Ground Floor Accommodation: Entrance Hall, Lounge, Kitchen/Dining Area, Two Double Bedrooms, Family Bathroom, Utility Room.
- First Floor Accommodation: Two Double Bedrooms, Attic Store.
- Oil Fired Central Heating. Pvc Double Glazing.
- Double tarmac driveway providing ample parking for several cars.
- Large south facing rear garden laid in lawn with timber fencing to boundaries. Timber Shed.
- Carpets and Blinds included within sale.





Floorplan



Floor 1



Floor 2

Approximate total area⁽¹⁾
1604.65 ft²

Reduced headroom
75.33 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

TBC

Viewing:

By appointment only

Our Office is Open 6 days a week
Monday, Wednesday & Thursday
Tuesday
Friday
Saturday

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.

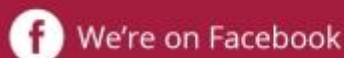
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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



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