

10 The Oaks, Newry, County Down, BT34 1FA



Asking Price £225,000

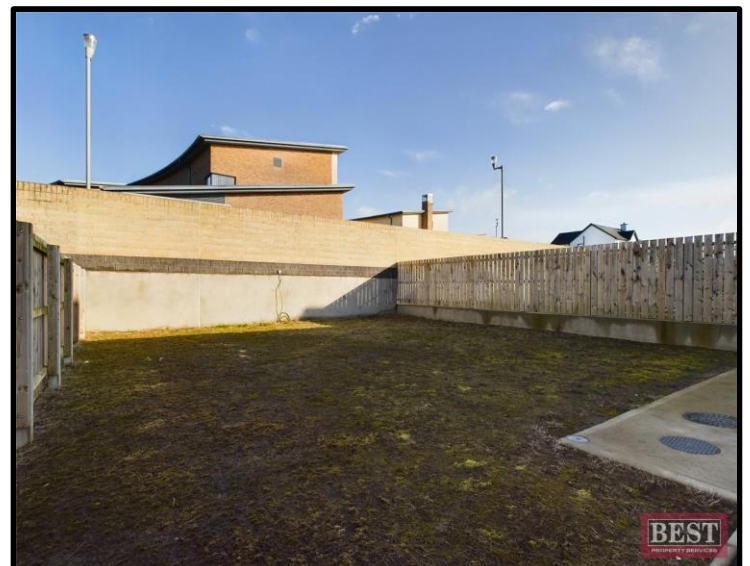
EXCELLENT SEMI DETACHED FAMILY HOME

This beautiful three bedroomed semi detached property is located just off the Ashgrove Road in Newry. The property was constructed in approx. 2020 and is located only minutes from the Dublin/Belfast A1, Newry City Centre, and the property is close to all local amenities and a host of Primary and Secondary Schools. Accommodation comprises on the ground floor, entrance hall with tiled flooring, spacious living room with laminate flooring and bay window. The kitchen/dining area has a range of modern upper and lower level units with a host of integrated appliances and the utility room is adjacent which is plumbed for a washing machine and tumble drier. doors to the rear patio and enclosed garden. There is also a downstairs w.c. on this level. On the first floor there are 3 bedrooms generous bedrooms (one with ensuite shower room) and the family bathroom is located on this level and consists of a three piece suite. Externally the property has garden to the front and rear and there is a tarmac driveway to the front and side of the property.

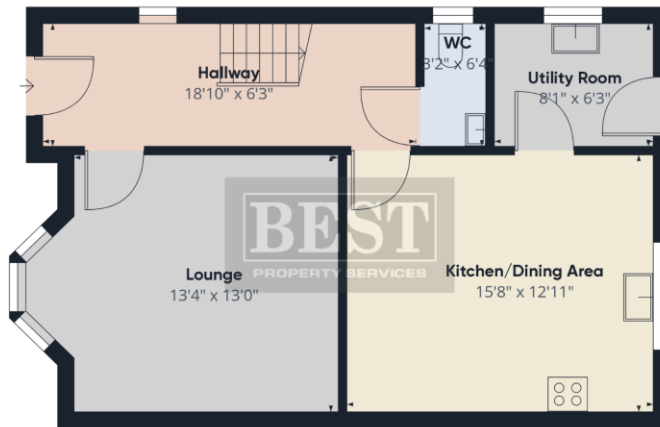
Viewing is highly recommended for this fantastic property!

- EXCELLENT THREE BEDROOM SEMI DETACHED HOUSE
- Ground Floor Accommodation: Entrance Hall, Lounge, Kitchen/Dining Area, Utility Room, Separate W.C.
- First Floor Accommodation: Landing with access to roofspace, Three Bedrooms (one with Ensuite Shower Room), Family Bathroom.
- Gas Fired Central Heating. Pvc Double Glazing.
- Gardens laid in lawn to the front and rear.
- Off Street Parking.

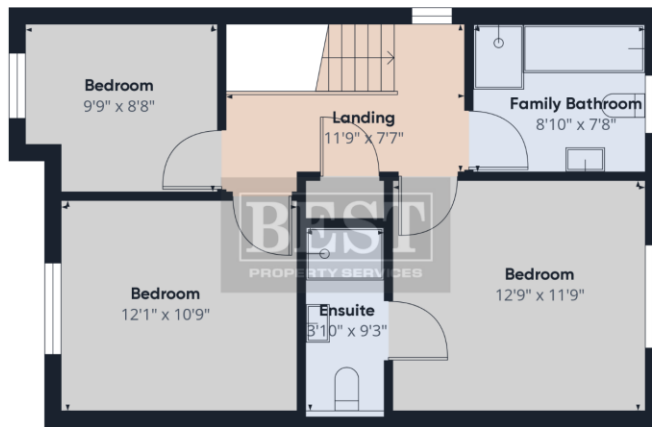




Floorplan



Floor 1



Floor 2

Approximate total area⁽¹⁾
1139.95 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
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.

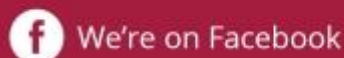
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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