

RS.23.090

25 Ashbrook Mews, Newry, BT34 1SJ



Offers Over £250,000

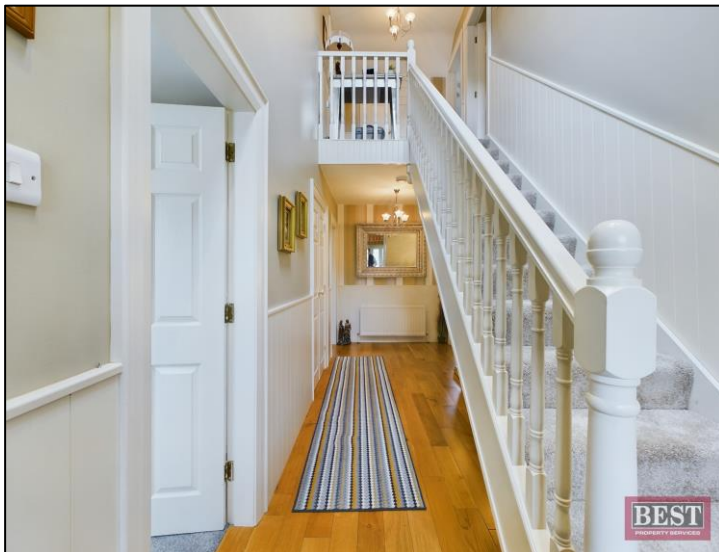
Introducing to the market this beautifully presented four bedroom detached chalet bungalow located within a quiet cul de sac in this ever popular mature development.

This property is a short distance from the main A1/N1 for commuters and also the added benefit of a variety of Primary & Secondary Schools close by.

On the ground floor the property comprises of an entrance hall with wooden flooring, spacious lounge with feature fireplace and wooden flooring, the kitchen / dining area includes a range of upper and lower-level units and integrated appliances. The utility room is adjacent and has a range of storage along with access to the rear garden. On this level there are two double bedrooms one of which has an ensuite shower room. On the first floor there are two double bedrooms and the main house bathroom which consists of a three-piece suite.

Externally the property has a detached garage extending to approx. 3.2m x 5.6m. The gardens are laid in lawn to the front and rear with timber fencing to boundaries. Viewing is highly recommended!

- **EXCEPTIONAL FOUR BEDROOM DETACHED FAMILY HOME WITH DETACHED GARAGE**
- Ground Floor Accommodation: Entrance Hall, Lounge, Kitchen/Dining Area, Utility Room, Two Bedrooms (One with Ensuite Shower Room), Cloakroom
- First Floor Accommodation: Landing, Hotpress, Two double bedrooms, Family Bathroom
- Oil Fired Central Heating. Pvc Double Glazing.
- Detached Garage extending to approx. 3.2m x 5.6m
- Gardens laid in lawn to the front and rear with timber fencing to boundaries. Tarmac Driveway

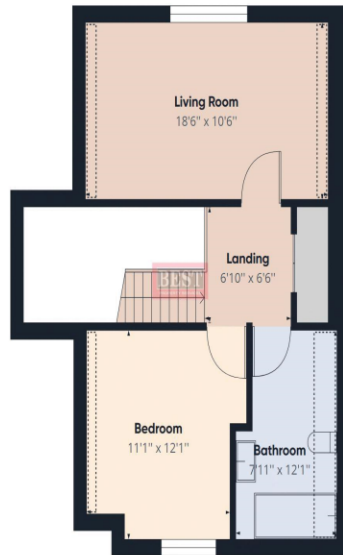




Floor Plan



Ground Floor



Floor 2

Approximate total area⁽¹⁾

1301.15 ft²

Reduced headroom

60.82 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.

GIRAFFE360



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	54 E	
21-38	F		
1-20	G		

Viewing:

By appointment only

Our Office is Open 6 days a week

Monday, Wednesday & Thursday	09:00 – 17:30
Tuesday	09:00 – 19:30
Friday	09:00 – 17:00
Saturday	09:30 – 12 noon

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/ukxi/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 general information and it must not be inferred that any item is included for sale with the property.



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