

9 Lowes Lane, Camlough, BT35 7JS



Asking Price £339,950

Introducing to the market a spacious, four-bedroom, detached family home located in a stunning rural setting in the beautiful Co. Armagh countryside

On entering the property you will find a large, tiled entrance hall which gives way to two living rooms on either side of the house one of which could be used as a downstairs bedroom with the other including a fireplace and wood burning stove. To the rear of the house is the kitchen/ dining room with a full range of kitchen units and plenty of space for a family sized dining table. The property also benefits from a large utility room with ample storage space, rear door access and downstairs bathroom with walk in shower and heated towel rails.

Upstairs there are three double bedrooms with two to the front of the house and one to the rear, the main house bathroom is upstairs which includes bath and separate shower.

Externally, the property benefits from a large driveway with front lawn and gravel surrounding the property. The property also includes a large detached shed ideal for storage.

- Four-bedroom detached home on Lowes Lane, Camlough
- Located in a rural setting with a large garden.
- Large, detached garage
- Three double bedrooms upstairs / one downstairs
- Ideal home for a growing family





Floorplan



Floor 1



Floor 2

Approximate total area⁽¹⁾
1673.93 ft²

Reduced headroom
5.58 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	45 E	47 E
21-38	F		
1-20	G		

Viewing:

By appointment only

Opening Hours

Monday -Thursday 9-5:30

Friday 9-5

Saturday: By appointment only

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.

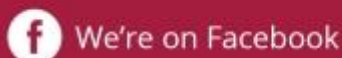
We reserve the right to conclude the sale of this property via the "Best and Final Offers" process. For more information please speak to an agent.

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



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