

**40 Hillcrest Way, Bessbrook, BT35 7FX**



**Asking Price £209,950**

## STUNNING FAMILY HOME

We are pleased to offer new to the open market this excellent, well maintained family home within the ever popular Hillcrest Village Development. Built with comfort, style and elegance in mind this beautiful home benefits from low maintenance fascias, soffits, guttering along with high energy efficiency gas central heating.

Accommodation comprises: Entrance Hall with tiled flooring. The Lounge is located to the left hand side of the entrance hall and has laminate flooring with a wood burning stove, Open Plan Kitchen/Dining Room has a range of modern upper and lower level units with integrated appliances with double doors leading to the patio and garden space. There is a Separate W.C. located on this level. On the first floor there are three generous sized bedrooms (one with an Ensuite Shower Room) and a Family Bathroom with three piece suite.

Location: The picturesque village of Bessbrook where Hillcrest Village is situated is approximately 1.5 miles Northwest of Newry with the A1 carriageway only a short distance away. Hillcrest Village offers easy commuting to both Belfast and Dublin.

- Entrance Hall, Separate W.C., Lounge, Kitchen/Dining Area, Cloakroom in Kitchen.
- First Floor Accommodation: Landing with access to roofspace. Three generous sized Bedrooms (one with Ensuite Shower Room), Family Bathroom.
- Gas Fired Central Heating. Pvc Double Glazing.
- Gardens laid in lawn to the front and rear with timber fencing to boundaries. Concrete area to the rear. Timber Shed.
- Off Street Parking.



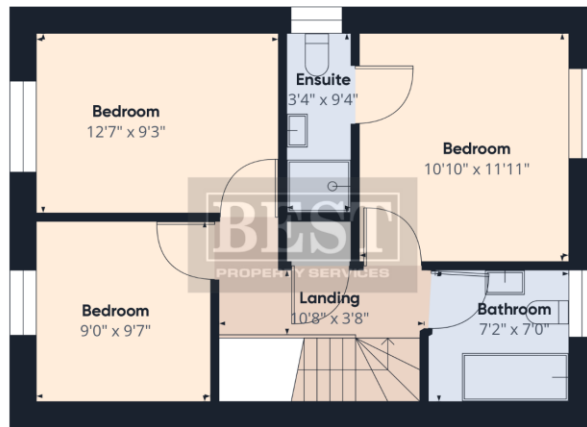




# Floorplan



Floor 1



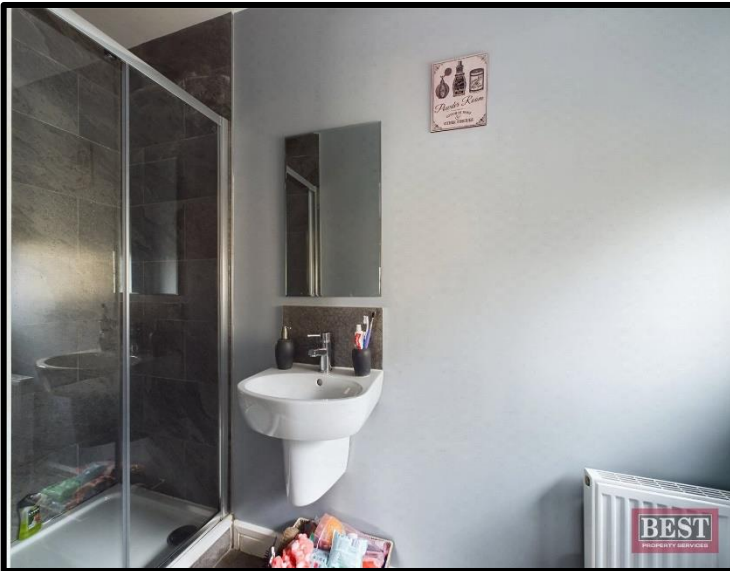
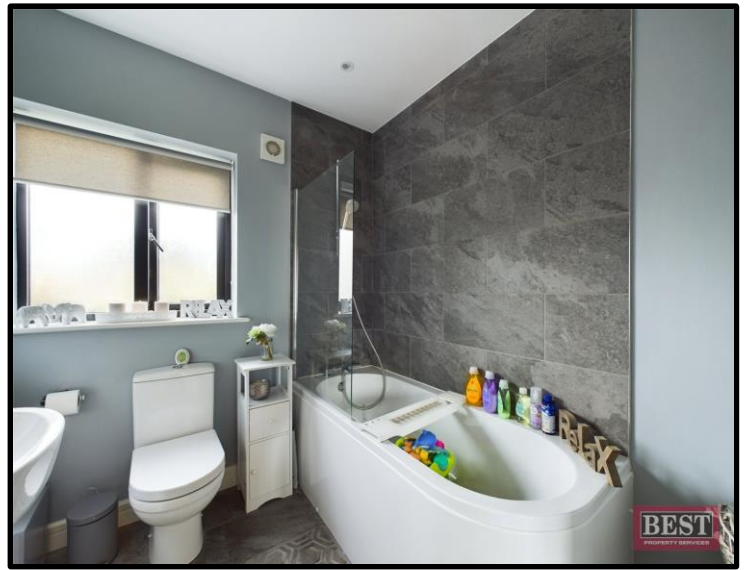
Floor 2

Approximate total area<sup>®</sup>  
1019.98 ft<sup>2</sup>

(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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### 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.

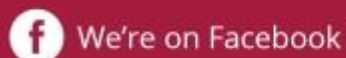
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

### 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



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