

12 Ardfreelin, Newry, BT34 1JQ



Guide Price £209,000

Introducing to the market a well-kept and presented four bedroom dormer bungalow in the Ardfrilin, a popular residential location just off the Rathfriland Rd, Newry

The property consists of a welcoming, tiled entrance hall with 2x living spaces either side of the house. One of which, if needed could be used as a downstairs fourth bedroom. The larger of the two living rooms comes with a fireplace.

To the rear of the house is a larger kitchen / dining room with sliding door access to garden, plenty of kitchen units, kitchen island and space for a large family dining table.

Additionally, there is a downstairs bathroom, fully tiled and includes a walk-in shower and heated towel rails
Upstairs you will find three double bedrooms with the master bedroom to the rear of the house which includes built in storage.

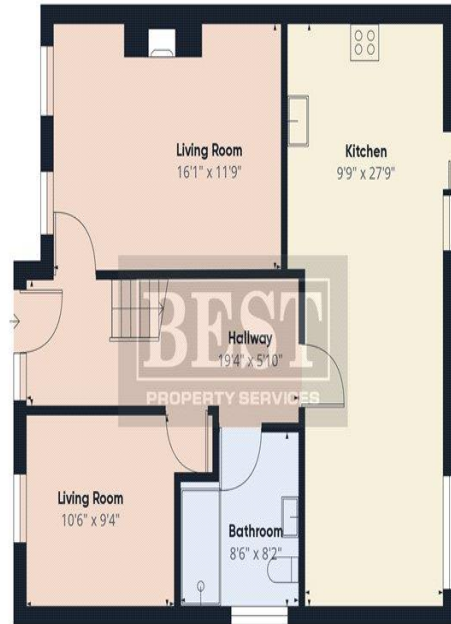
Externally to the front of the house is a gated entrance, large driveway and front lawn with mature trees. To the rear is a patio garden and garden shed with timber fence boundary to the sides and rear.

- Four Bedroom Semi Detached Home
- Located in Ardfrilin just off the Rathfriland Rd, Newry
- Three bedrooms upstairs / One downstairs / One Bathroom
- Spacious Kitchen/ Dining Area
- Rear Patio Garden/ Gated Front Entrance with Driveway





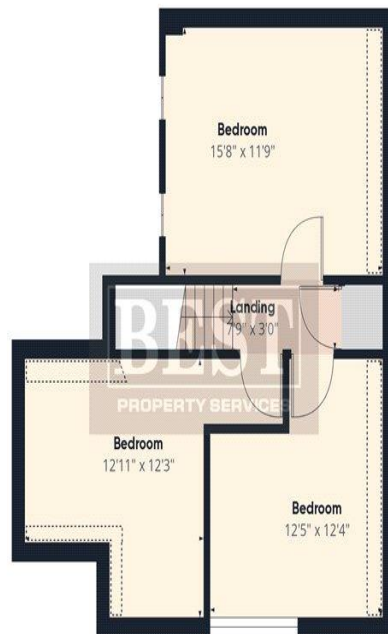
Floorplan



Floor 1

Approximate total area⁽¹⁾
1280.98 ft²

Reduced headroom
41.55 ft²



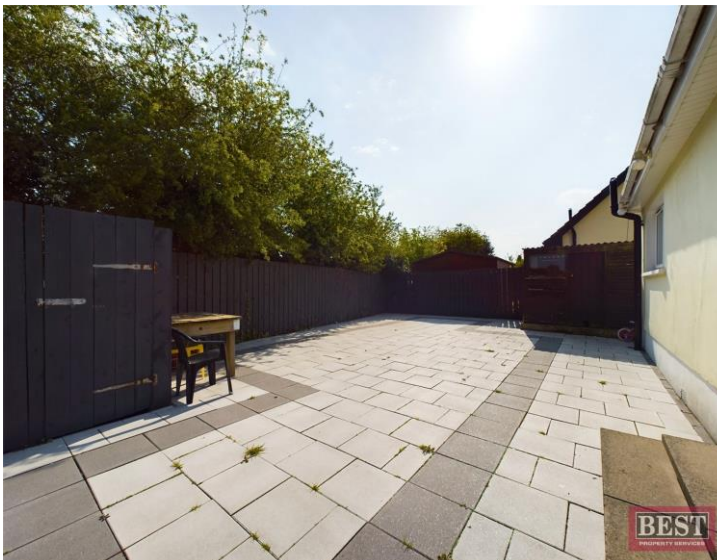
Floor 2

(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

TBD

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.

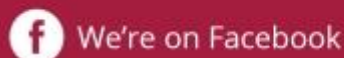
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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