

46 Carlingford Park, Newry, BT34 2NY



Asking Price £125,000

Introducing to the market a three bedroom end of terrace home in Carlingford Park, Newry

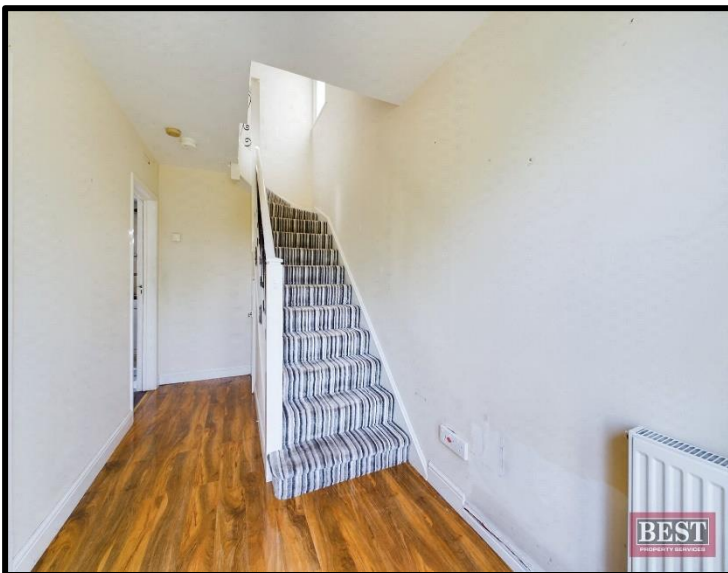
Located just off the Old Warrenpoint Rd in a family friendly community less than a 5 minute drive from Newry City Centre this three bedroom home has been well maintained and looked after by the current vendors.

On entering the property you will find an entrance hall with laminate flooring and carpet on the stairs. To the right hand side is the living room which has laminate flooring with an open fireplace with granite inset and hearth. To the rear of the property you will find the kitchen/dining space which has a range of upper and lower level units with plumbing for washing machine. The rear hall is accessible from the Kitchen and leads to a shower room with three piece suite. Pvc door to the side of the house leads to the garden and concrete yard.

Upstairs there are three bedrooms all of which include carpet flooring and the family bathroom is located on this level.

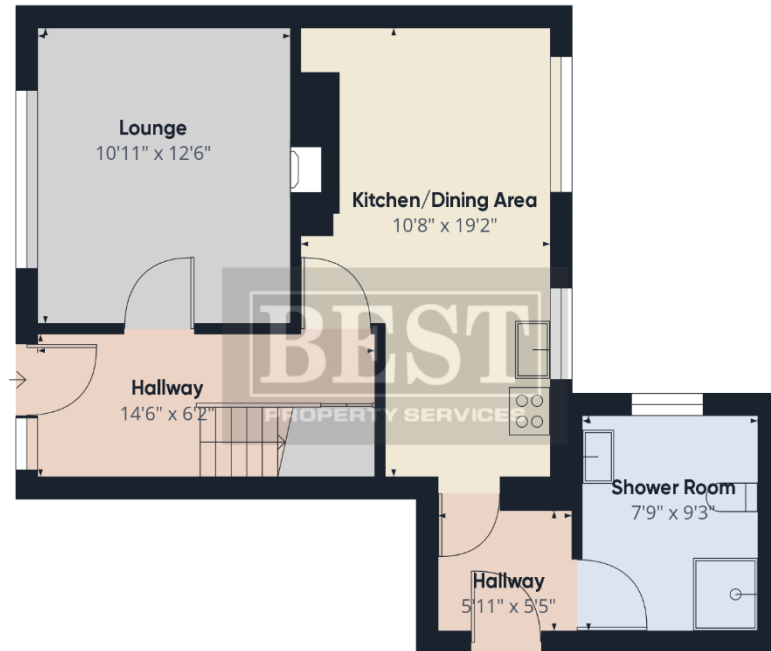
Outside there is a driveway and front garden laid in lawn with mature shrubs. To the rear of the property there is a raised garden laid in lawn.

- Ground Floor Accommodation comprises: Entrance Hall, Lounge, Kitchen/Dining Area, Rear Hall, Shower Room.
- First Floor Accommodation comprises: Landing, Three Bedrooms, Family Bathroom.
- Oil Fired Central Heating. Mahogany Double Glazing.
- Gardens to front laid in lawn. Raised garden to the rear. Timber Shed.

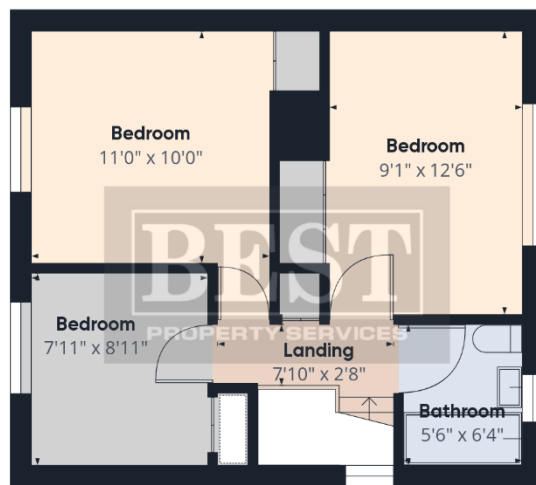




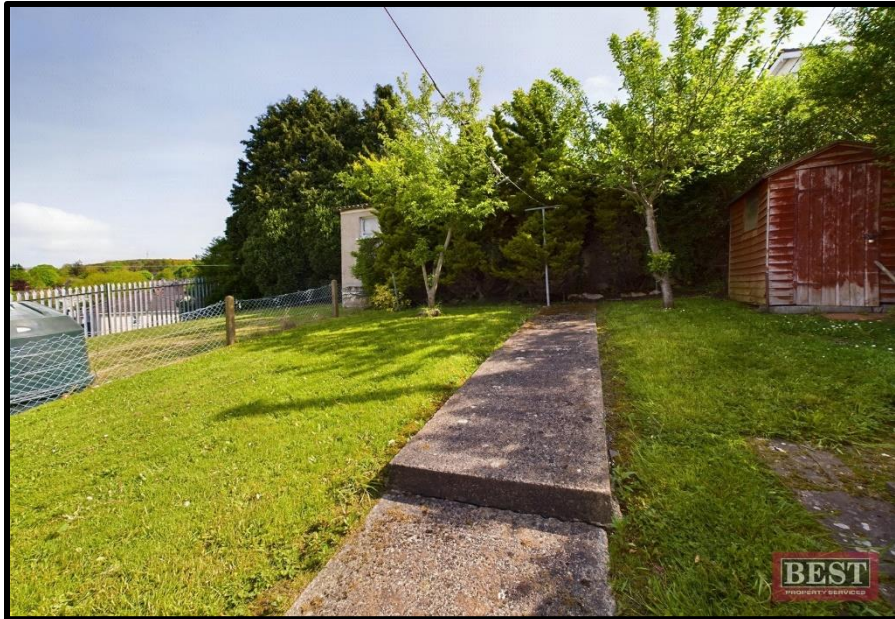
Floorplan



Floor 1



Floor 2



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.

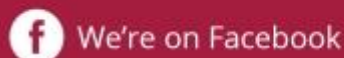
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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



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