

9 Canal Bank, Poyntzpass, Newry, BT35 6SP



Offers in excess of £380,000

We are delighted to offer new to the market!!

This beautiful six bedroom detached family home is truly one of a kind with the current vendor occupying approx. 15 years sitting on an extensive site of approximately 0.75 acres.

Located only a couple of minutes' drive from the Village of Poyntzpass, this property enjoys tranquil surroundings and countryside views and will appeal to a growing or established family looking for a rural location, while also looking the convenience of being in close proximity to Newry City and the Dublin/Belfast A1.

Accommodation comprises of a spacious entrance hall with tiled floor, the lounge is situated to the right hand side and has a feature fireplace with open fire and wooden floor. To the left hand side you will find a cosy living room with an open fire and feature fireplace with wooden flooring also. To the rear of the property you will find the kitchen cum dining room which hosts a range of high & low level units with electrical appliances included and leads to a bright airy sun room which has patio doors leading to the rear south facing patio. There is a useful utility room accessible off the kitchen which has a range of upper and lower level units and there is also a shower room with three piece suite on this level.

The first floor comprises of a large master bedroom with an en-suite shower room along with a further three bedrooms and the family bathroom with a three-piece suite and a separate shower cubicle.

The second floor has a further two bedrooms, store room and a shower room with a white three piece suite.

Externally there is a tarmac driveway and a detached garage with up and over door along with large gardens surrounding the property with stunning countryside views.

Location

The property is approx. 8.5 miles from Newry City Centre and close to the Dublin/Belfast A1. Directions from the Village of Poyntzpass - at the first roundabout take the third exit onto Railway Street and Canal Bank Road is located on the right hand side.

Viewing is essential.

- EXCEPTIONAL SIX BEDROOM FAMILY HOME ON APPROX. 0.75 ACRES
- Ground Floor Accommodation: Entrance Hall, Lounge, Living Room, Kitchen/Dining Area, Sunroom, Laundry Room, Shower Room. Cloak Room.
- First Floor Accommodation: Landing, Four Bedrooms (one with Ensuite Shower Room), Family Bathroom.
- Second Floor Accommodation: Two Bedrooms, Shower Room.
- Oil Fired Central Heating. Double Glazing.
- Oak skirting, architrave, doors and stairs.
- Detached Garage with up and over door.
- Gardens laid in lawn to Front, side and Rear with mature shrubs and a paved patio area to the rear.
- Tarmac Driveway.



Floorplan







Energy Performance Certificate

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/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.

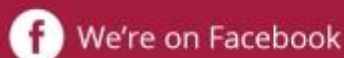
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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