

RS.24.083

4 Ros Ard, Kilbroney Road, Rostrevor, County Down, BT34 3XE



Offers over £240,000

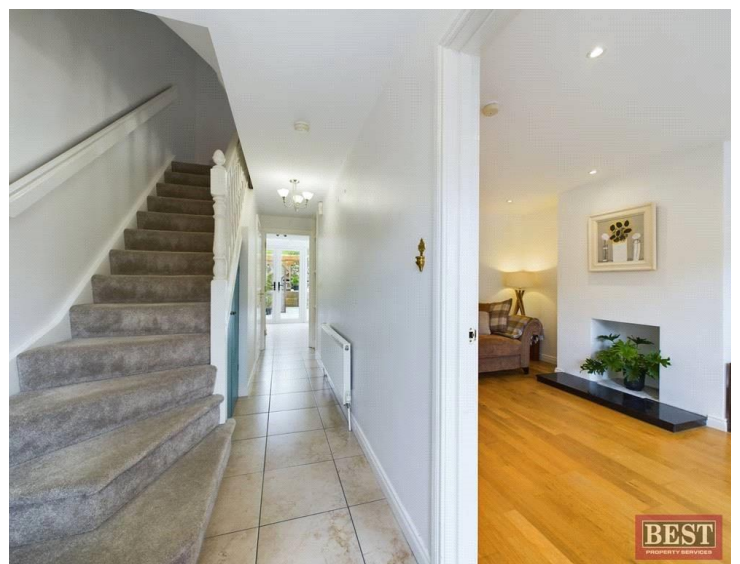
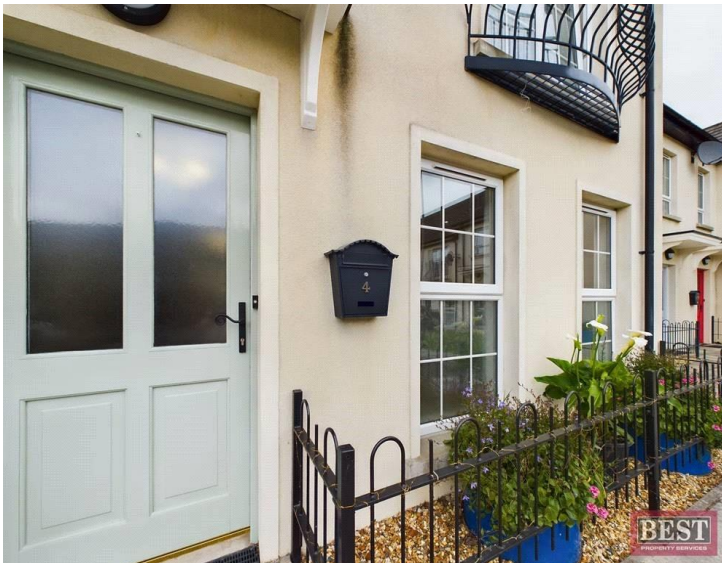
Property Description

Seldom do these much sought-after properties come on the market, we're pleased to offer this spacious four bedroom semi-detached home. Boasting modern and contemporary living, this walk-in-ready property will appeal to a wide range of buyers.

Nestled just a mile from the popular village of Rostrevor, it is within walking distance to the Fairy Glen, Kilbroney Forest Park, an array of walking and mountain biking trails and the local schools. Its prime location means this property benefits from tranquil views across the Mourne Mountains both front and back.

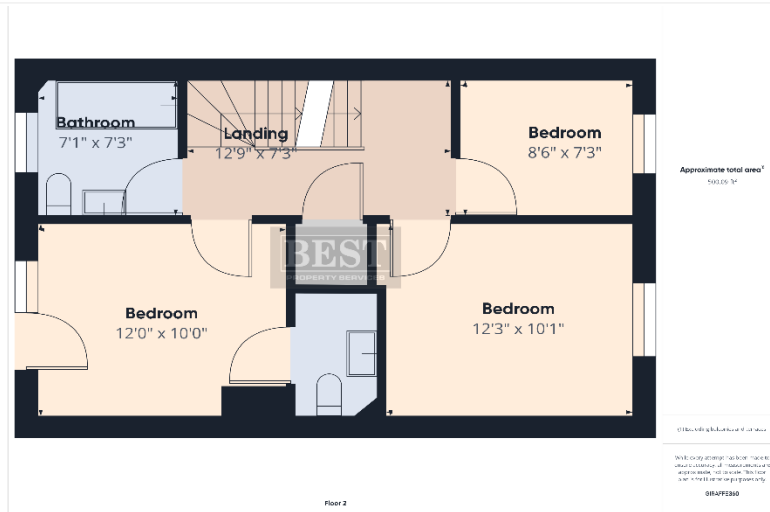
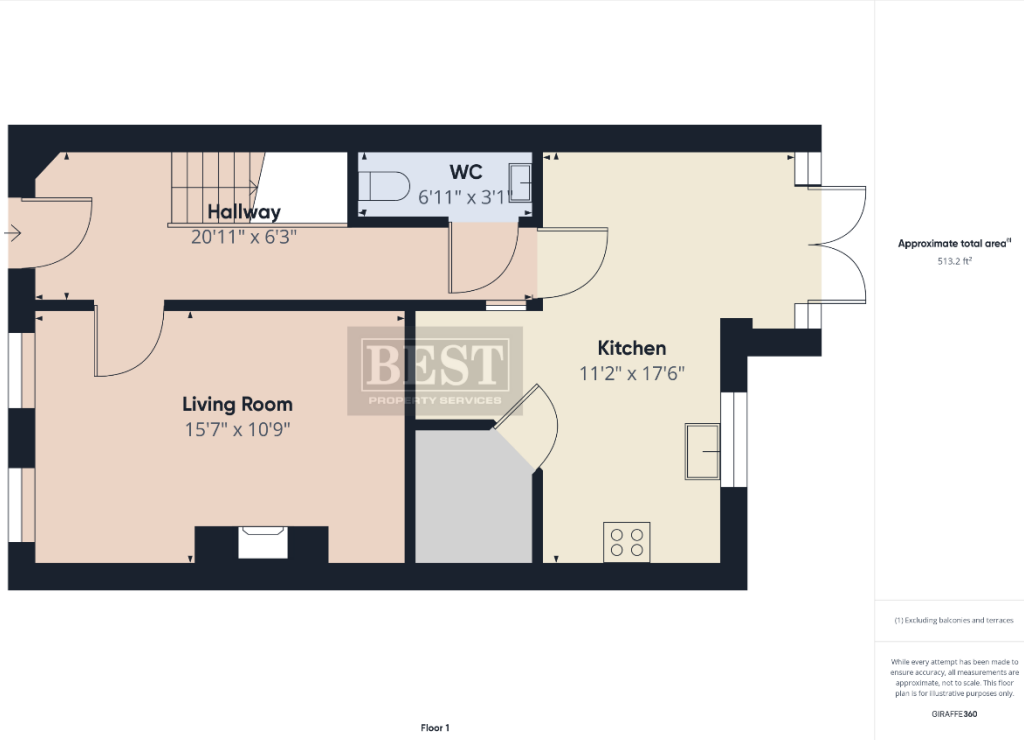
Internally, the well-presented entrance hallway leads to a spacious living room, kitchen/dining area with a range of built in upper and lower level storage units and double doors that lead out to a beautiful low maintenance enclosed garden at the rear, perfect for entertaining! To the side of the kitchen, there is a fully fitted utility room and a ground floor W.C.

There are three bedrooms on the first floor, one with an ensuite shower room and a family size bathroom. On the second floor the landing is currently used as a light and bright home office. The fourth bedroom is a large double with breathtaking views across the mountains. Off street parking is to the front of the property.





Floorplan





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Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing:

By appointment only

Office Opening Hours
 Monday- Thursday: 9-5.30
 Friday: 9-5
 Saturday: By Appointment

Rates

£1,214.75* subject to change

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 general information and it must not be inferred that any item is included for sale with the property.

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