

8 Pine Grove, Newry, BT35 8DB



Guide Price £290,000

We are delighted to offer new to the market No. 8 Pine Grove!

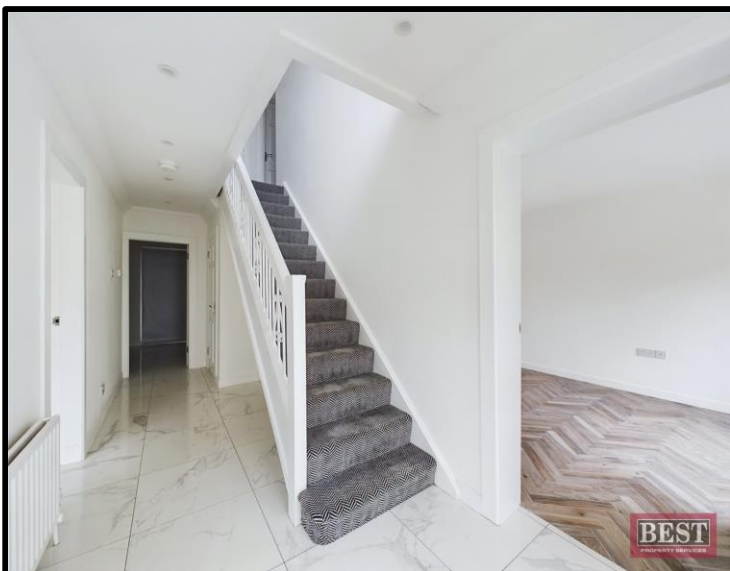
Located within the mature Pine Grove development only moments from the Dublin Road this four bedroom detached home has been recently refurbished throughout to an extremely high standard with new windows, doors, kitchen, sanitary ware and flooring throughout

Accommodation comprises a spacious bright entrance hall with tiled flooring and recessed lighting. The lounge is located to the left hand side of the hall and has wood effect tiled flooring and marble fireplace with decorative inset and open fire. There is a second reception room to the right hand side of the property with wood effect tiling flooring. The fully fitted kitchen is located to the rear of the property and has a range of modern upper and lower level units with electrical appliances included and the dining area is adjacent. Sliding patio doors lead to the rear of the property. The Utility Room is located just off the rear hallway and has fully fitted units with plumbing for washing machine and drier. There is also a fully tiled shower room on this level.

Moving upstairs you will find a spacious landing with access to a balcony located to the front of the house. In addition there are four double bedrooms and the main house bathroom. Two of the bedrooms have the added benefit of a 'Jack & Jill' ensuite shower-room.

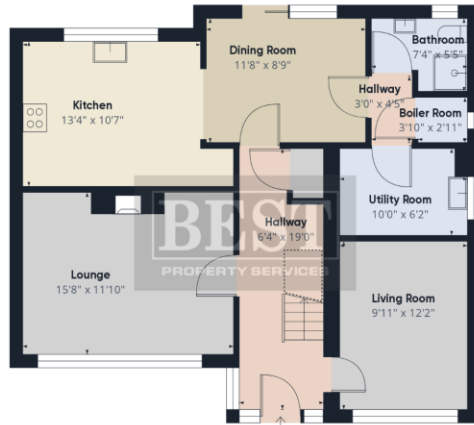
Externally there are gardens laid in lawn to the front, sides and rear with a tarmac driveway.

- EXCELLENT FOUR BEDROOM DETACHED FAMILY HOME
- Ground Floor Accommodation: Entrance Hall, Lounge, Living Room, Kitchen open plan to Dining Area, Utility Room, Shower Room., Boiler Store.
- First Floor Accommodation: Landing with access to Balcony, Four double Bedrooms (two of which have Jack & Jill Ensuite Shower Room). Family Bathroom.
- Oil Fired Central Heating. Pvc Double Glazing.
- Gardens to front, side and rear with a variety of hedging and trees. Off street parking with tarmac driveway.
- Carpets and Blinds included within sale.

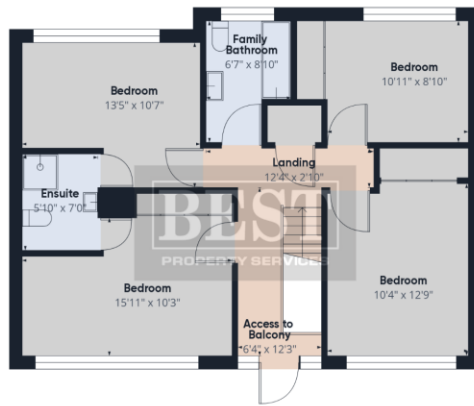




Floorplan



Floor 1



Floor 2

Approximate total area⁽¹⁾
1575.46 ft²

Reduced headroom
43.74 ft²

(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

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.

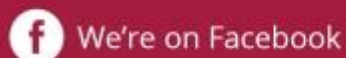
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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