

WAR240041

13 Ard Na Cluana, Warrenpoint, Newry, County Down, BT34 3GY



Guide Price £180,000

Property Description

New to the market, 13 Ard Na Cluana sits in a quiet residential cul de sac, only a few minutes' walk from Warrenpoint town centre. This development, built in 2008 is in excellent condition and ready to move into right away.

Externally, there is a private driveway for parking, and an enclosed garden to the rear. Internally, there is a spacious hallway, a living room with open fireplace. ground floor WC, an open plan kitchen/dining area with plenty of storage units and double patio doors that lead out to the garden which gets plenty of sunlight during the day.

On the first floor, there are three bedrooms, one with an en-suite. The main bathroom is bright and airy with both bath and shower. There is insulated loft space with plenty of storage available and a hotpress.

This property is likely to suit first time buyers, young families or investors alike (option to purchase with tenants in situ).

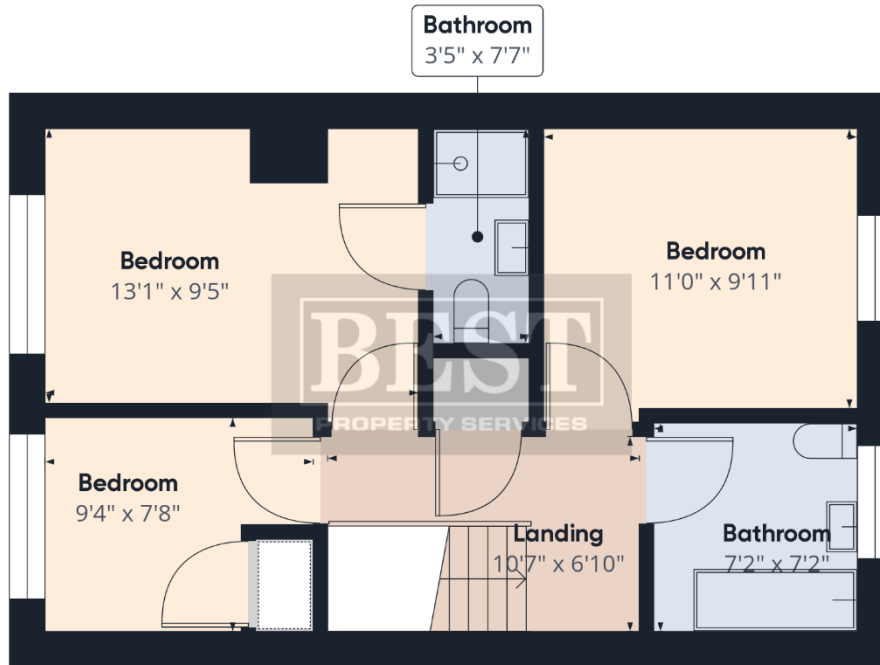




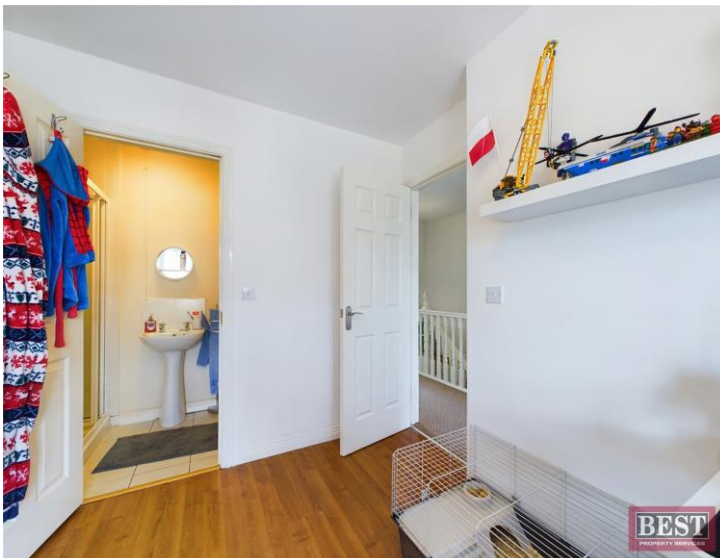
Floorplan



Floor 1



Floor 2



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	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

£1,020 *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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