

63 Ashgrove Road, Newry, County Down, BT34 1QN



Asking Price £259,950

We are delighted to offer new to the market No. 63 Ashgrove Road. This four bedroom detached home is in good decorative order and is located fronting the much sought after Ashgrove Road, where seldom does the opportunity arise to acquire a spacious well proportioned family home within a desirable location with close proximity to a host of Primary & Secondary Schools

Accommodation comprises of an entrance hall with tiled flooring. Separate w.c., the lounge is located to the front of the house and has carpet flooring and ceiling coving. To the rear you will find the open plan kitchen/dining and living room which has a range of upper and lower level units and granite worktops. The dinette has wooden flooring with raised ceiling and velux window with a wood burning stove. Adjacent to the dinette you will find the utility room which is plumbed for white goods. There are four generous sized bedrooms. The main bedroom has a dressing room with mirrored slide robes and a fully tiled ensuite shower room. The main bathroom consists of a three piece suite and has tiled flooring.

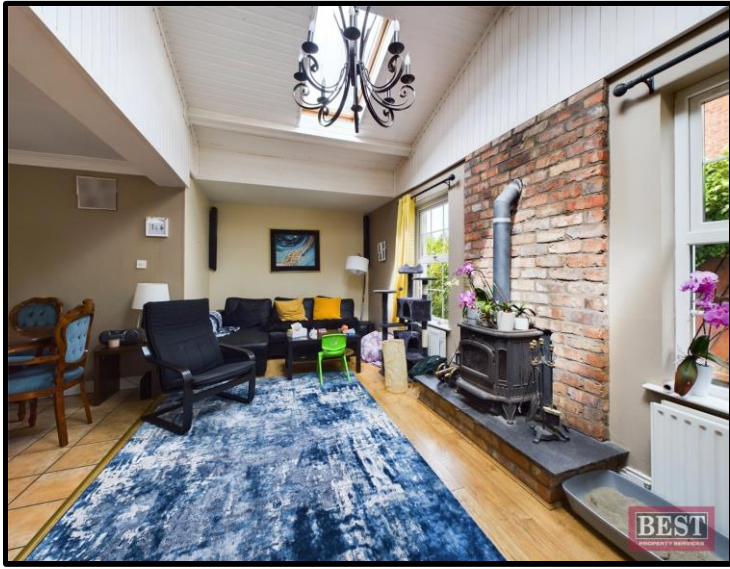
Externally there are large gardens to the front of the property laid in lawn with mature shrubs and timber fencing to boundaries. Tarmac Driveway with ample parking and Car Port Canopy.

Approximate travel distance to Belfast - 36 miles

Approximate travel distance to Dublin Airport - 62 miles

- DETACHED FOUR BEDROOM BUNGALOW IN AN EXCELLENT LOCATION
- Accommodation comprises: Entrance Hall, Separate W.C., Lounge, Open Plan Kitchen/Dining Area/Living Area, Utility Room, Four Bedrooms (one with Ensuite Shower Room and Dressing Room), Family Bathroom. Boiler House.
- Oil Fired Central Heating. Pvc Double Glazing.
- Large gardens to the front of the property laid in lawn with mature shrubs and timber fencing to boundaries.
- Tarmac Driveway with ample parking and Car Port Canopy.





Floorplan



Approximate total area[®]
1668.05 ft²

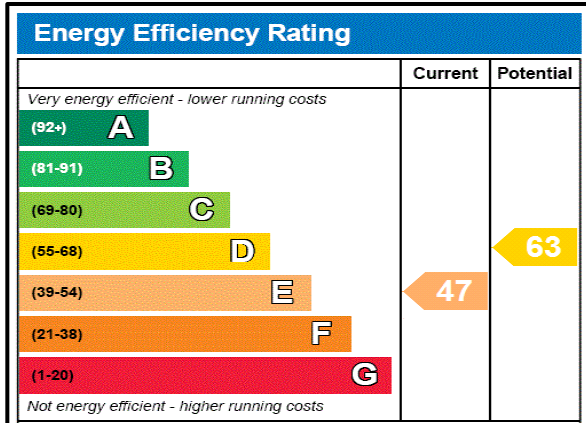
(1) Excluding balconies and terraces

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



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.

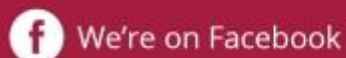
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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