

9 Elmgrove, Newry, County Down, BT34 1GZ



Asking Price £269,000

Introducing to the market an exceptionally well-maintained, detached family home situated in the highly desirable residential Elmgrove, just off the Rathfriland Rd, with great access to all the local amenities Newry has to offer.

On entry you will find a welcoming hallway with dark wood floors giving access to two living spaces, both to the front of the house. The smaller of the two being used currently as a home office, the larger includes a fireplace and an opening to the kitchen /dining area creating a very social open plan feel. The kitchen/ dining room overlooks the rear garden. Complete with a full range of contemporary kitchen units and appliances, kitchen island, plenty of space for a family sized dining table and lots of natural light pouring through the windows and double doors leading to the back garden. Additionally, off the kitchen you will find the separate utility room finished to the same high standard as the kitchen providing further storage and access to the downstairs w/c for convenience.

Moving upstairs, the master bedroom to the front of the house offers superb space and includes an ensuite bathroom. There are an additional two double bedrooms along with large walk in hotpress and fully tiled house bathroom with shower and separate bath.

Externally to the front there is a spacious driveway with room for several cars and to the rear a patio area, ideal for outdoor dining, lawn and garden room.

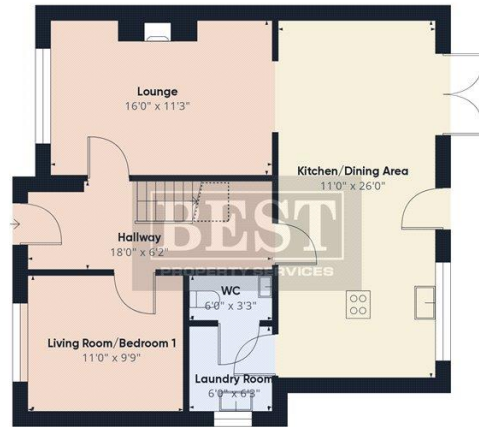
This property would make an ideal home for a growing family.

- STUNNING FOUR BEDROOM FAMILY HOME
- Entrance Level Accommodation: Entrance Hall, Lounge open Plan to the Kitchen/Dining Area, Living Room/Downstairs Bedroom, Utility Room, Separate W.C.
- First Floor Accommodation: Landing with access to roofspace, Three Double Bedrooms (One with Ensuite Shower Room), Family Bathroom, Walk in Hotpress.
- Oil Fired Central Heating. Pvc Double Glazing.
- Wired for intruder alarm.
- Gardens to the rear laid in lawn with timber fencing to rear boundaries. Parking for several cars to the front.
- Garden Room to the rear useful for a variety of uses.

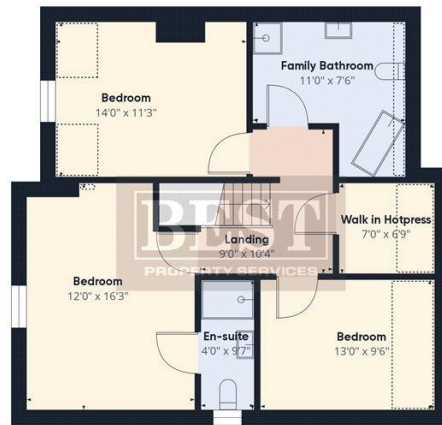




Floorplan



Floor 1



Floor 2

Approximate total area[®]
1490.26 ft²
Reduced headroom
87.94 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	67 D
39-54	E		
21-38	F		
1-20	G		

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.

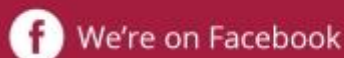
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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