

14 Shanwillan, Rostrevor, Co Down, BT34 3GH



Asking Price £165,000

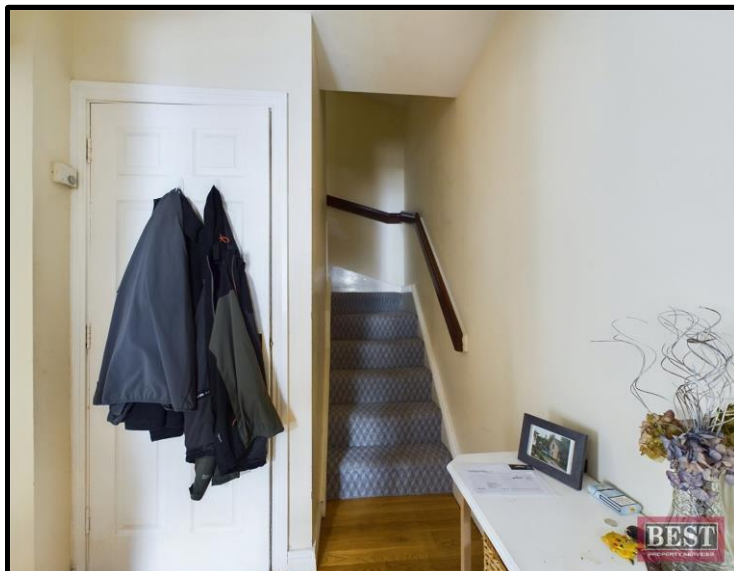
New to the market is this four bedroomed semi detached house which is situated on the outskirts of the Village of Rostrevor. The property is only minutes from Kilbroney Forest Park and would be an ideal purchase for first time buyers or investors alike.

The ground floor comprises of an entrance hall with wooden flooring and cloakroom, the lounge is located to the front of the house and has a feature fireplace and open fire. The kitchen is to the rear of the property and has a range of upper and lower level units and access to the side. On the first floor there are two double bedrooms with wooden flooring and a family bathroom with a white three piece suite and shower over bath. On the second floor there are two bedrooms both with wooden flooring and one of which has a three piece suite.

Location

From Rostrevor Village travel up the Kilbroney Road, Turn right onto Newtown Road slight right onto Forestbrook Park and the Shanwillan is situated on the right hand side.

- FOUR BEDROOM SEMI DETACHED TOWN HOUSE
- Entrance Level Accommodation: Entrance Hall, Lounge, Kitchen/Dining Area, Cloakroom.
- First Floor Accommodation: Two Bedrooms, Family Bathroom.
- Second Floor Accommodation: Two Bedrooms (One with Ensuite Shower Room). Storage cupboard.
- Oil Fired Central Heating. Pvc Double Glazing.
- On Street Parking.

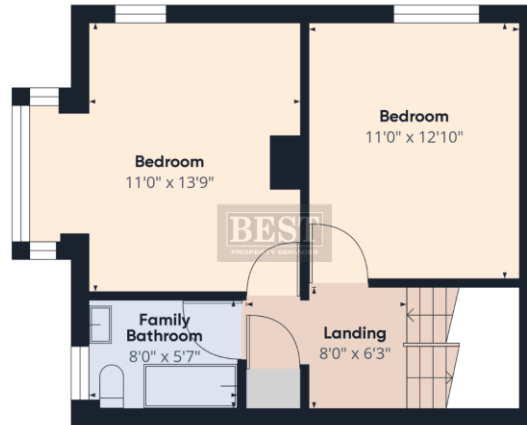




Floorplan



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾
1235.7 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

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.

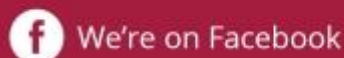
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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