

**7 Moor Hill Road, Newry,
County Down, BT34 2QJ**



Asking Price £385,000

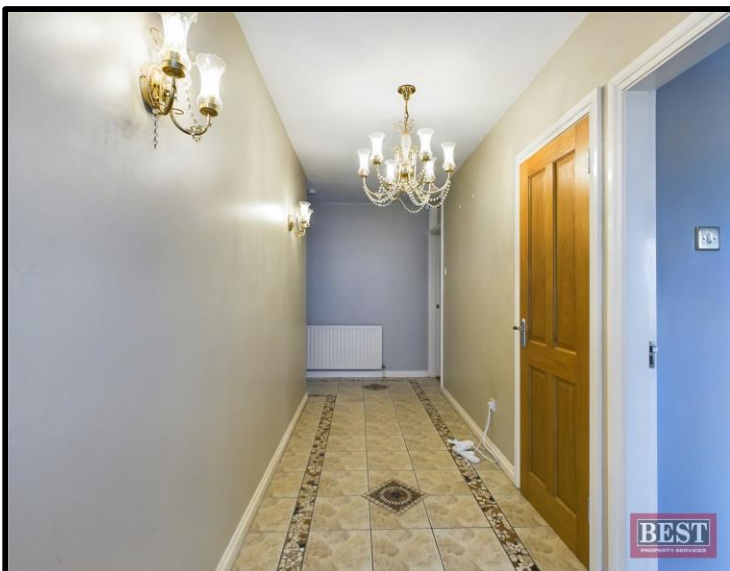
Introducing new to the market a well maintained chalet bungalow located in a sought after area of Newry.

On entering the property you will find a porch leading to main hallway with a spacious reception room to the front of the property with a brick fireplace. To the back of the property you will find a living room with double doors leading to kitchen and dining room. The kitchen has a range of upper and lower units with electrical appliances. Continuing from kitchen to back hallway is a boot room/cloak room with separate utility room. On this level there are three double bedrooms, a home office and a large family fully tiled fitted bathroom with shower.

On the first floor there are two additional bedrooms and a shower room. A second home office and study area on landing and a gym room and a spacious shelved storage room.

Externally the property has been maintained to a high standard, to the front there is a driveway large enough for several cars and a lawn to the front, side and rear laid in grass with mature hedging and shrubs. The rear of the property has a lovely paved patio ideal for socialising and cooking outdoors.

- EXCELLENT DETACHED FIVE BEDROOM BUNGALOW.
- Ground Floor Accommodation: Entrance Hall, Lounge, Living Room, Kitchen/Dining Area, Utility Room, Three Bedrooms, Office, Family Bathroom.
- First Floor Accommodation: Landing, Sitting Area, Three Bedrooms, Dressing Room, Shower Room.
- Oil Fired Central Heating. Double Glazing.
- Mature gardens to the front, side and rear with a variety of plants and shrubs.
- Patio area to the rear.





Floorplan



Floor 1



Floor 2

Approximate total area⁽¹⁾
2570.31 ft²
Reduced headroom
154.89 ft²

(1) Excluding balconies and terraces

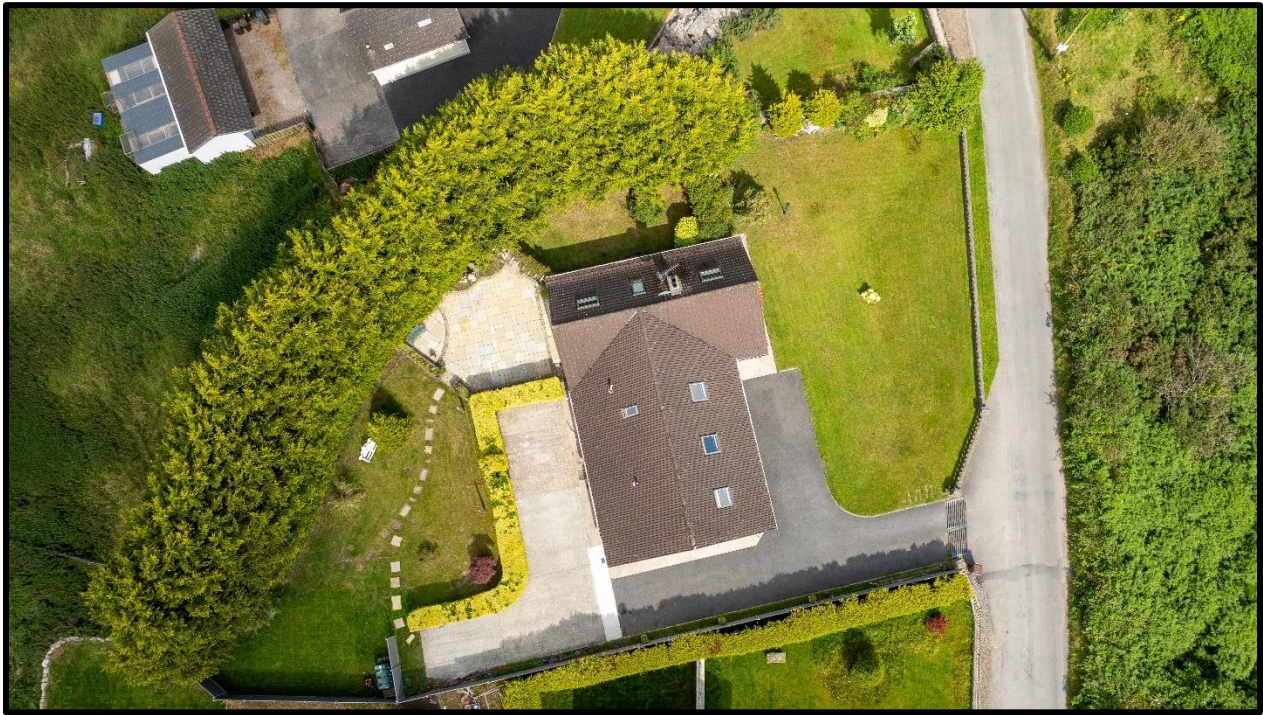
Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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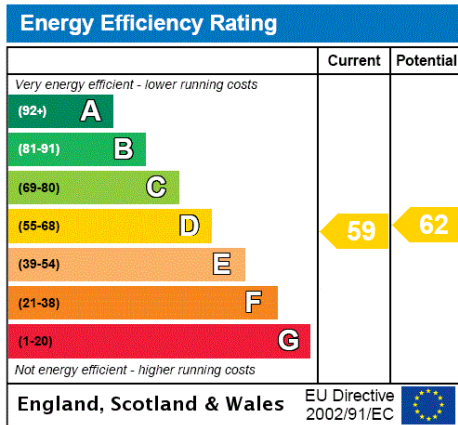








Energy Performance Certificate



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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