

RS.24.107

7 Glen Ross, Rostrevor, Newry, County Down, BT34 3TB



Asking Price £210,000

Property Description

Situated in the heart of the picturesque Rostrevor village, within walking distance to the popular 'Fairy Glen' river walk, Kilbroney forest park, local primary schools and shops, Glen Ross is the ideal location for young families, downsizers and first time buyers alike.

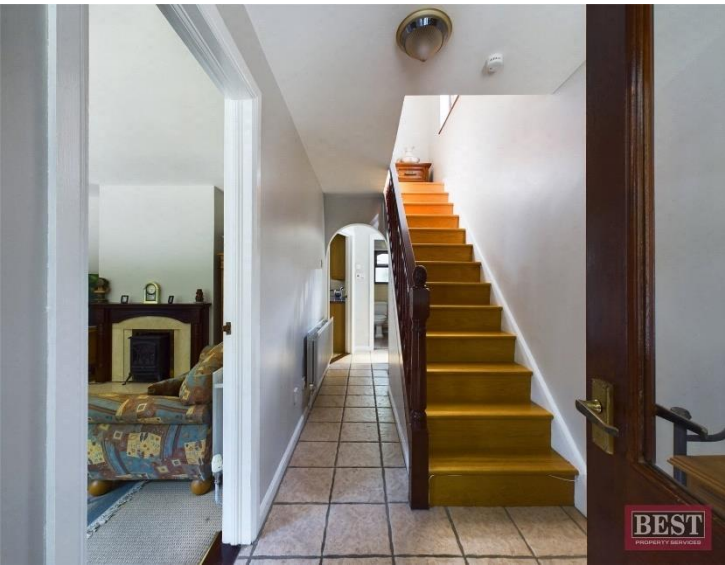
7 Glen Ross is a three bedroom, semi-detached home enjoying a beautiful backdrop of the Mourne Mountains. There is private parking to the front and enclosed yard space to the rear. A sunroom extension to the side allows natural light to flood the property. Upon entering, there is a porch, entrance hall with under stair storage, and a living room facing the front of the property. To the rear, a fully fitted kitchen with a range of appliances and upper and lower level storage units offers plenty of space. The sunroom allows for an additional reception room with plenty of natural light, and has double doors leading out to the rear patio area.

On the first floor, there is a main bathroom with both bath and electric shower, two double bedrooms and one single bedroom, all with built in storage.

Externally, there are two garden sheds, an oil tank and boiler.

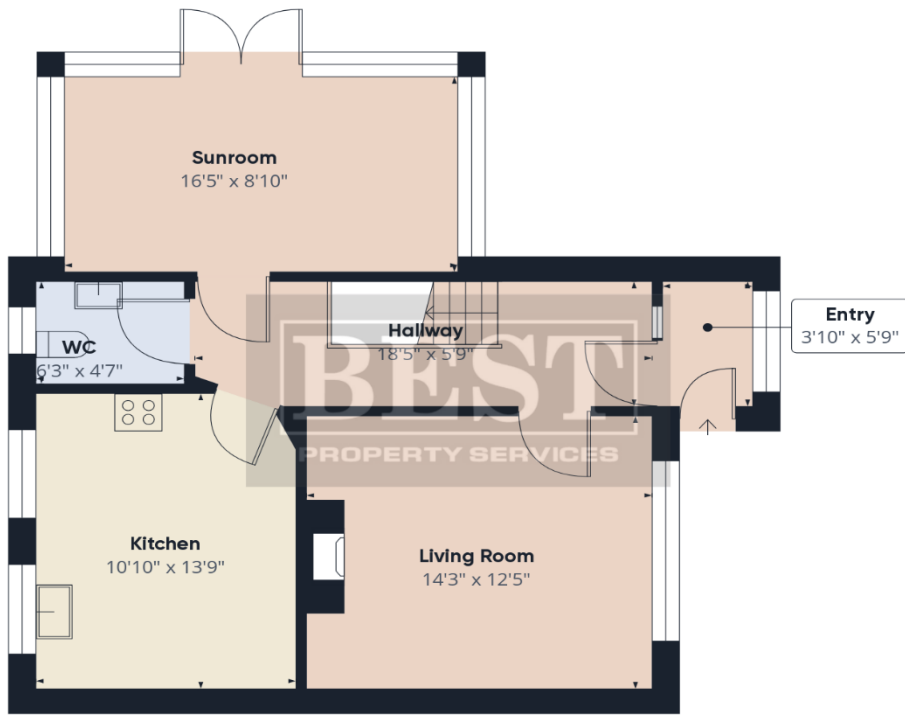
- Three Bedroom Family Home
- Situated in the Heart of Rostrevor village
- Two reception rooms, spacious kitchen/dining area
- Enclosed outside space to the rear
- Two x garden sheds included
- Private parking
- Within walking distance to Kilbroney Forest Park, Fairy Glen and Kilbroney primary school



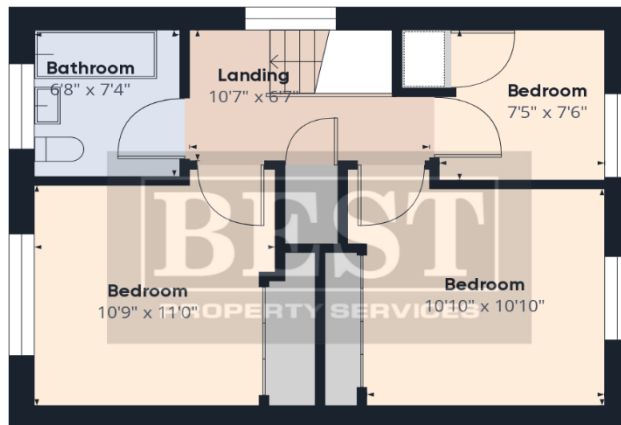




Floorplan



Floor 1



Floor 2

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	60 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

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/uk/si/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.