

13 Gleann Ruairi, Rostrevor, Newry, County Down, BT34 3GE



Asking Price £169,950

New to the market is this five bed roomed semi detached house 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.

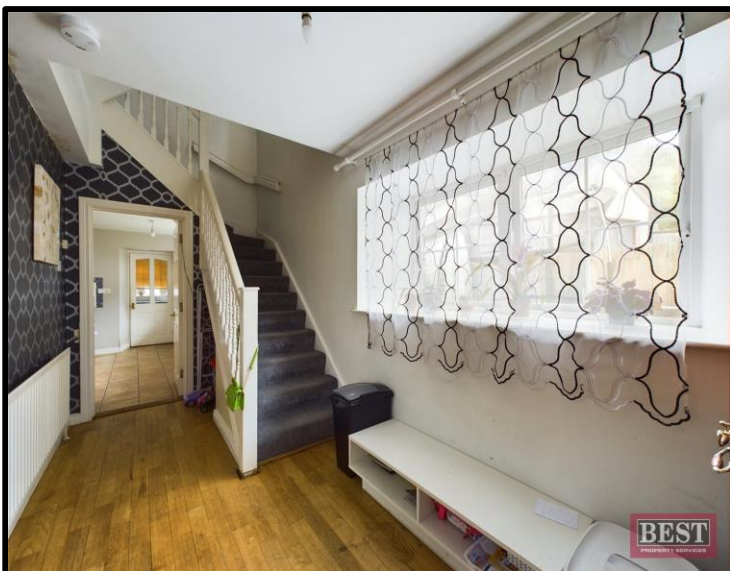
The ground floor comprises of an entrance hall with wooden flooring and carpet on stairs, the lounge has an open fire with wooden flooring and to the rear of the ground floor you will find the kitchen/dining area which has a range of fitted units with sliding patio doors to the rear and the utility room is adjacent to the kitchen. On the first floor there are three double bedrooms one of which has an ensuite shower room (please note the shower needs replaced) and the family bathroom is located on this level and has a three piece suite. On the second floor there are two additional bedrooms both with wooden flooring.

Externally there is one allocated parking space to the front and outdoor space to the rear with timber fencing to boundaries.

Location

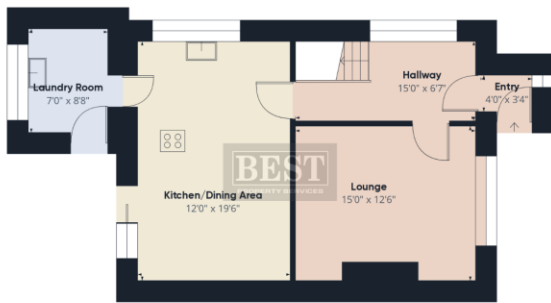
From Rostrevor Village travel up the Kilbroney Road, Turn right onto Newtown Road slight right onto Forestbrook Park and Gleann Ruairi is situated on the right hand side.

- SEMI DETACHED FOUR BEDROOM FAMILY HOME
- Ground Floor Accommodation: Entrance Porch, Entrance Hall, Lounge, Kitchen/Dining Area, Utility Room.
- First Floor Accommodation: Three Bedrooms (one with ensuite), Family Bathroom.
- Second Floor Accommodation: Two Bedrooms.
- Oil Fired Central Heating. Double Glazing.
- Outside space to the rear. Parking to the front.

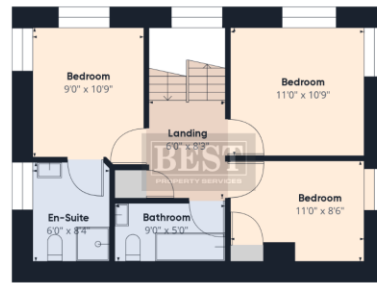




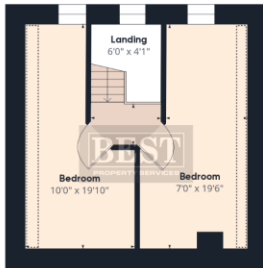
Floorplan



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

1483.37 ft²

Reduced headroom
38.75 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.

GIRAFFE360



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.

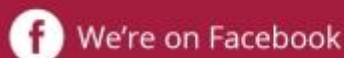
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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