

33 Drumlough Road, Rathfriland, Co Down, BT34 5DW



Offers Over £225,000

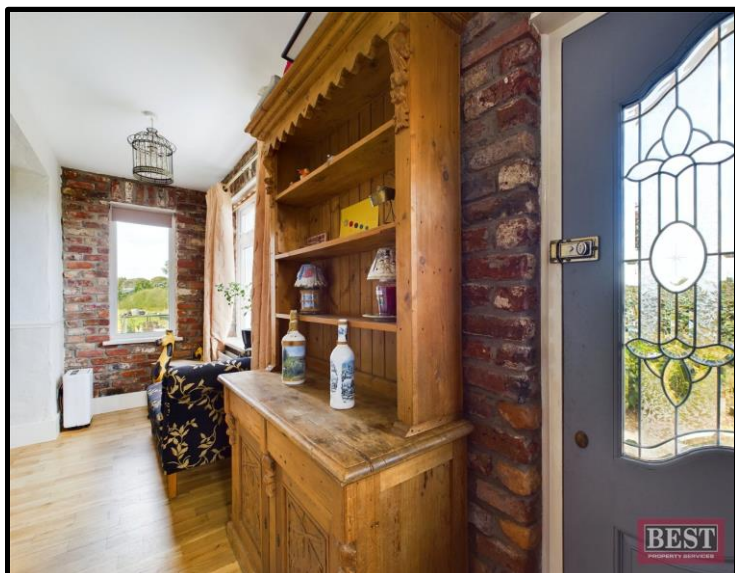
We are delighted to welcome new to the market a beautiful, detached bungalow situated within a rural setting yet conveniently located approximately 3.4 miles from Mayobridge and approximately 8.5 miles from Newry City Centre.

Accommodation comprises a welcoming front hallway part tiled/ wooden flooring and feature brick to walls and open through to the lounge. The lounge has wooden flooring and a feature brick fireplace with multi fuel stove. To the right of the lounge, you will find a double bedroom with views to the side garden and to the left of the lounge you will find a double bedroom and the family bathroom which has a three piece suite with a towel rail and hotpress. To the rear you will find an open plan kitchen/dining/living area which has a range of upper and lower level units and has tiled flooring and wood panelling to the walls. The utility room is adjacent to the kitchen and is plumbed for a washing machine and tumble drier. The third double bedroom is accessible from the living area and has the benefit of a dressing room and ensuite shower room. To the rear of the living room, you can access the rear hallway which leads to the rear garden and has a beautiful dutch door. There is also a shower room with a three piece suite and separate shower cubicle with electric shower.

Externally the property has gardens laid in lawn to the front, side and rear with the benefit of a detached garage/workshop with an electronic shutter door and first floor loft with electrical sockets and a utility space to the rear.

Viewing is highly recommended!

- DETACHED BUNGALOW WITHIN A RURAL SETTING
- Entrance Hall, Lounge, Kitchen/Dining Area, Three Double Bedrooms (One with Ensuite Shower Room & Dressing Room), Family Bathroom, Shower Room, Utility Room
- Oil Fired Central Heating. Double Glazing.
- Gardens to sides and rear laid in lawns.
- Detached Garage/Workshop with electrics and plumbing extending to approximately 5m x 14.3m





Floorplan

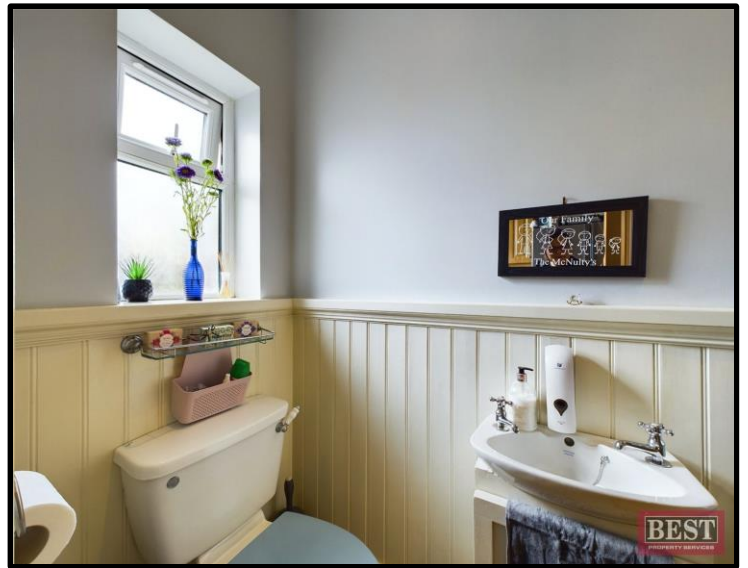


Approximate total area[®]
1477.99 ft²

(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. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	68 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.

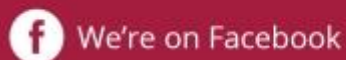
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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