

RS.24.122

42 Lagan Court, Burren, Warrenpoint, Down, BT34 3SX



Asking Price £300,000

Property Description

New to the market, this four bedroom, two reception detached family home is located in Lagan Court, a highly sought after, quiet residential area in Burren, just outside of Warrenpoint town centre. Externally, there is plentiful private parking, a front garden as well as a spacious and well-manicured rear garden.

Internally, the recently refurbished kitchen/dining area with a range of integrated appliances enjoys privacy and the tranquil views of both the garden and surrounding greenery. A utility room and shower room are located just off the kitchen, as well as a spacious living area with a multi-fuel stove. To the other side of the hallway, there is an additional reception room currently used as a home office, but could be re-purposed as a fifth bedroom depending on the buyer's requirements. On the first floor there are four bedrooms and a main bathroom with both bath and shower. There is also loft space with a pull down 'slingsby' ladder which is floored and insulated.

- Four Bedroom Detached Family Home
- Situated in a quiet, sought after residential area
- Large private garden to the rear
- Private parking
- Recently refurbished kitchen
- Tastefully decorated and well maintained throughout

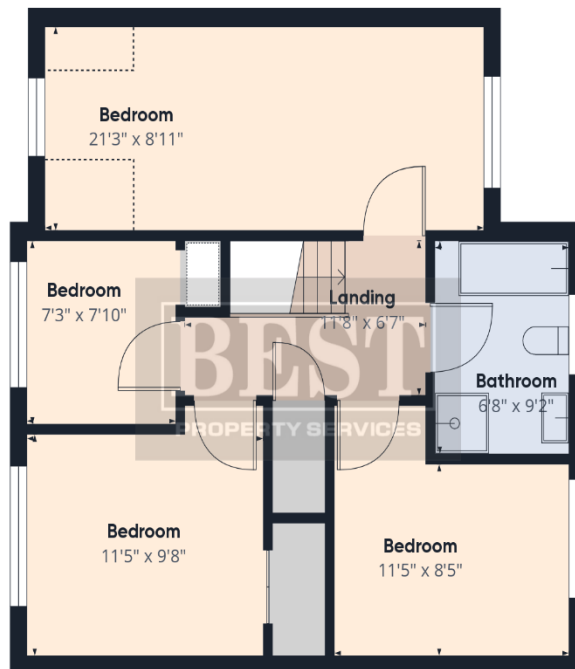




Floorplan



Floor 1



Floor 2







Energy Performance Certificate

TBC

Viewing:

By appointment only

Office Opening Hours

Monday- Thursday: 9-5.30

Friday: 9-5

Saturday: By Appointment

Rates

£1,603.47 *subject to change

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.