

16 Elmgrove, Newry, Co. Down, BT34 1GZ



Asking Price £280,000

Excellent Detached Family Home

We are delighted to introduce new to the open market this bright, spacious and well maintained family home which has been occupied by the current owners since 2007. This property should certainly tick all the boxes for a range of buyers such as luxury first time buyers, those looking to move up the property ladder, growing families or people looking to downsize into a desirable part of Newry City.

Ground Floor Accommodation comprises a welcoming Entrance Hall with laminate flooring, Lounge with wooden flooring and feature fireplace surround with electric fire inset. The Kitchen has a range of high and low-level units and integrated appliances with double doors leading to the dining room. The dining room is located to the rear of the property and has double doors leading to the rear enclosed garden. There is also a useful utility room which has plumbing for white goods and a separate W.C. To the front of the house there is also a double bedroom.

On the First Floor, there are 3 well-proportioned Bedrooms all with carpet flooring (one of which has an ensuite shower room) and the family bathroom is located on this level and is fully tiled and consists of a three piece suite with separate shower cubicle.

Externally to the front there is a tarmac driveway providing off-street parking, flat front garden with easy maintenance and the rear garden is laid in lawn with timber fencing to boundaries.

Conveniently situated approximately 1.5 miles from Newry City Centre within the ever-popular family friendly development of Elmgrove. This house will only be fully appreciated after a viewing.

- EXCELLENT DETACHED CHALET BUNGALOW
- Entrance Level Accommodation comprises: Entrance Hall, Lounge, Bedroom 1, Kitchen, Dining Room, Utility Room, Separate W.C.
- First Floor Accommodation comprises: Landing, Walk in Hotpress, Three Double Bedrooms (one with Ensuite Shower Room), Family Bathroom.
- Oil Fired Central Heating. Pvc Double Glazing.
- Gardens laid in lawn to the rear with timber fencing to boundaries. Outside Tap. Off Street Parking.

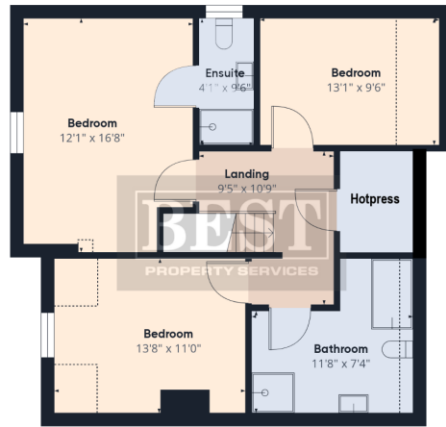




Floorplan



Floor 1



Floor 2

Approximate total area[®]
1465.61 ft²
Reduced headroom
73.52 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft

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.

GIRAFFE 360





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.

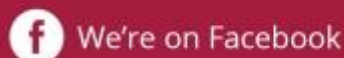
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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