

1 Brannock Close, Newry, Co. Down, BT35 8DF



Guide Price £169,950

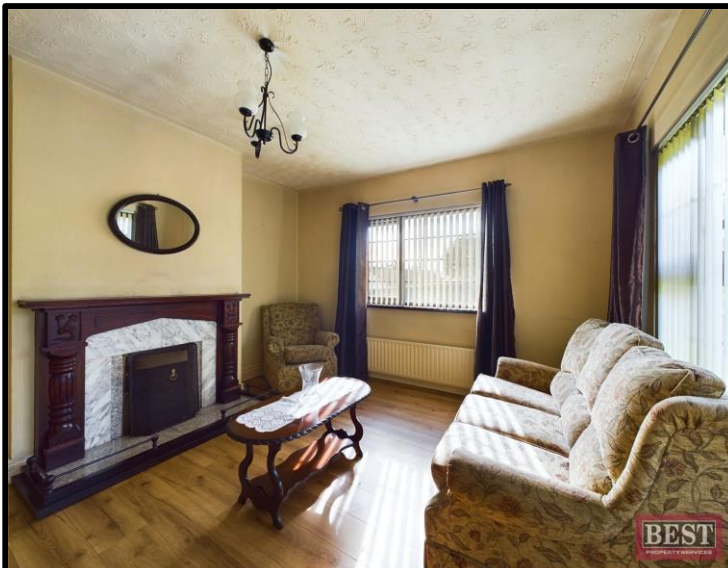
We are delighted to welcome new to the market!

This two bedroom detached bungalow which is located just off the Dublin Road and is within walking distance of Newry City with the added benefit of being a short distance to the A1 to Dublin and Belfast.

The accommodation includes an entrance hall with laminate flooring and ceiling coving. There is access to the roofspace via slingsby ladder and there is a hotpress, the lounge is to the right hand side of the hall and has laminate flooring with a mahogany surround fireplace and marble hearth with open fire. The kitchen/dining area is located to the rear of the house and has a range of upper and lower level units with plumbing for a washing machine. There are two double bedrooms with carpet flooring one of which has a bank of built in wardrobes and drawers. The family bathroom is located to the rear of the property and consists of a three piece suite with a separate shower cubicle fully tiled.

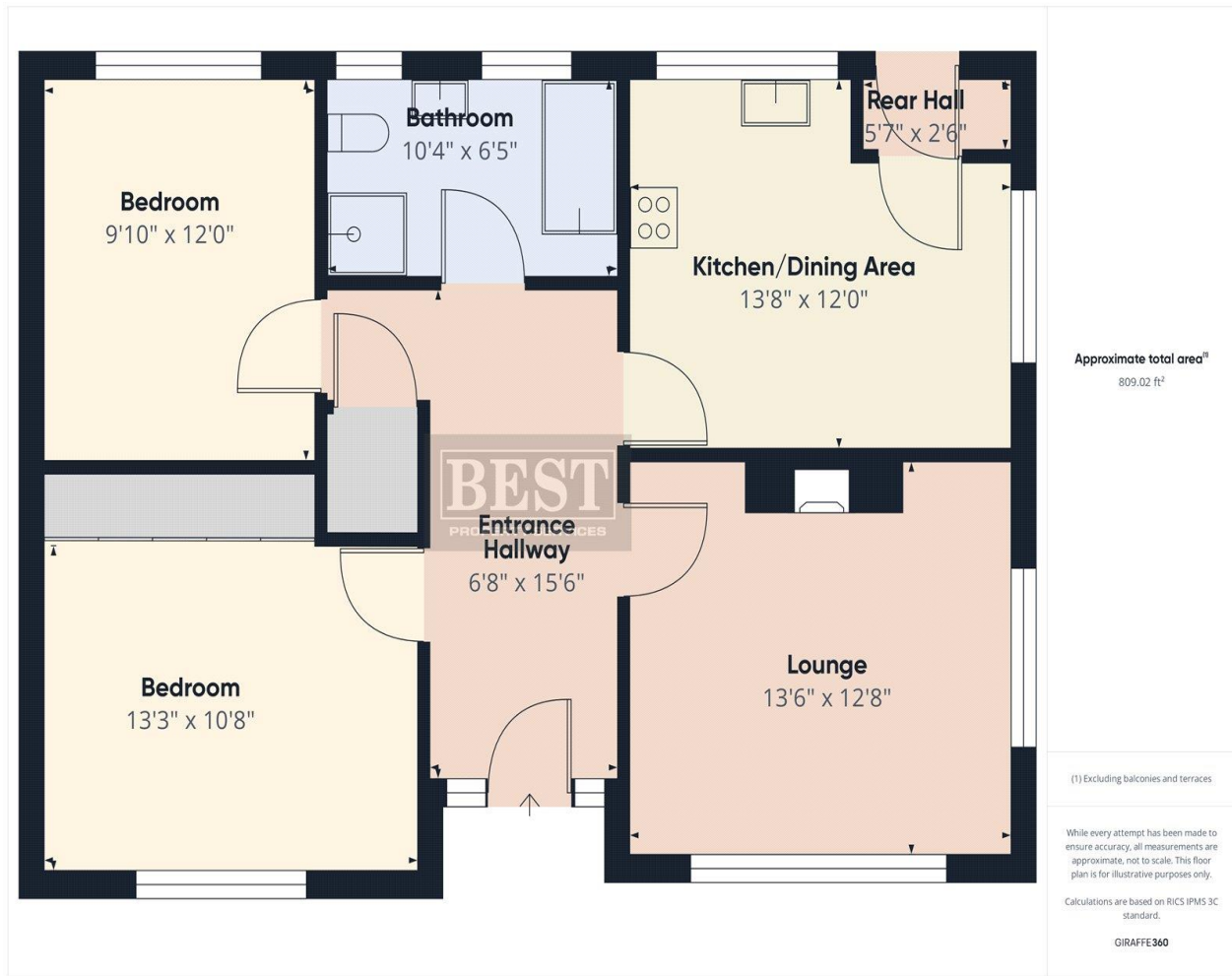
Gardens to the front and side of the property laid in lawns with a range of shrubs and parking is off street to the rear of the property.

- EXCELLENT TWO BEDROOM DETACHED BUNGALOW
- Entrance Hall, Lounge, Kitchen/Dining Area, Two Bedrooms, Bathroom.
- Oil Fired Central Heating. Pvc Double Glazed.
- Access to roofspace via slingsby ladder.
- Gardens to the front and side laid in lawn.
- Off Street Parking to the rear of the property.
- Carpets, curtains and blinds included within sale.

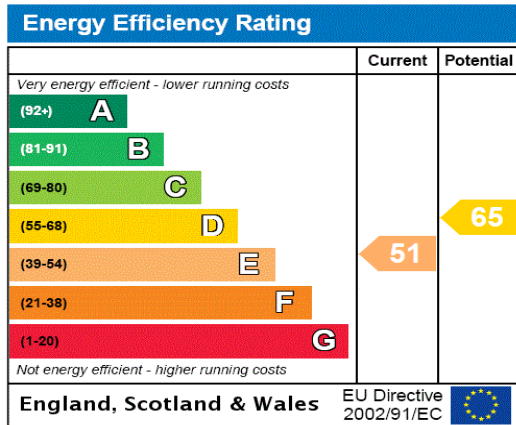




Floorplan



Energy Performance Certificate



Viewing:

By appointment only

Our Office is Open 6 days a week

Monday, Wednesday & Thursday

Tuesday

Friday

Saturday

Rates: £1,068.98 *24/25 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.

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



Tel: 028 3026 6811

info@bestpropertyservices.com

bestpropertyservices.com