

## 41 Derrymore Meadows, Bessbrook, BT35 7GA



**Offers Over £239,950**

New to the market!

Offering new to the market this well maintained family home which is set-up perfectly for modern day family life with a fantastic open plan kitchen and dining area with access to a patio area perfect for a barbecue on a summer's day. With oil fired central heating installed, generous accommodation and absolutely nothing to do but move in and enjoy, this one has to be worth a look!

Downstairs comprises of a welcoming entrance hall with solid tiled flooring, a beautiful lounge with a feature fireplace and timber flooring, a modern kitchen with an excellent range of appliances that is open to a dining room which benefits from direct access to the rear. There is a spacious utility room and a separate w/c. There is also a second reception room located to the front of the property.

Upstairs comprises of four good-sized bedrooms (the main bedroom has its own ensuite shower room), that are all beautifully decorated and a family bathroom that benefits from a separate shower and a bath.

There is a well-maintained garden in lawn with mature plants and shrubs and a tarmac driveway with car parking. To the rear there is south facing garden accessible via steps.

Distance: Newry Train Station - approx. 2.3 miles

Distance: A1 - Camlough Road/A1 - approx. 2.1 miles

Early viewing is highly recommended!

- FANTASTIC FOUR BEDROOM DETACHED FAMILY HOME.
- Entrance Level Accommodation: Entrance Hall, Lounge, Living Room, Kitchen/Dining Room, Utility Room, Separate W.C.
- First Floor Accommodation: Landing, Four Bedrooms (one of which has an Ensuite Shower Room), Family Bathroom, Hotpress.
- Oil Fired Central Heating. Pvc Double Glazing.
- Gardens to front and rear laid in lawn.
- Off Street Parking.
- Distance: Newry Train Station - approx. 2.3 miles
- Distance: A1 - Camlough Road/A1 - approx. 2.1 miles





# Floorplan



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
1618.03 ft<sup>2</sup>  
Reduced headroom  
18.08 ft<sup>2</sup>

(1) Excluding balconies and terraces

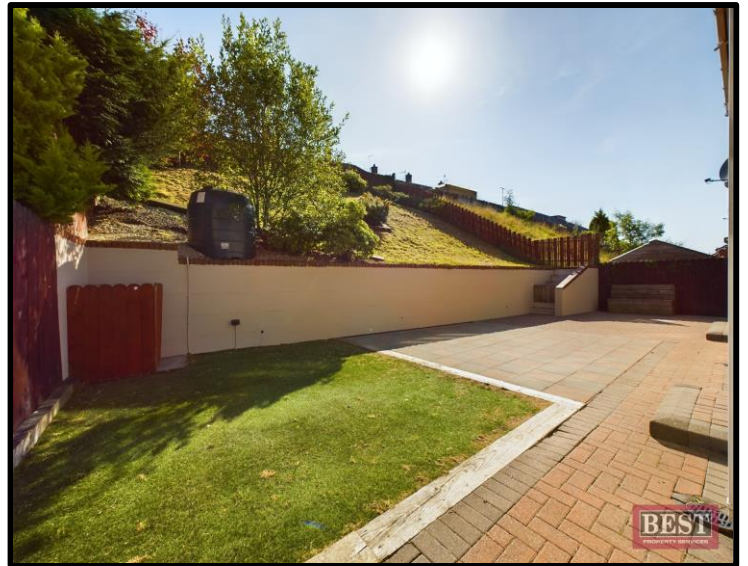
Reduced headroom  
----- Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

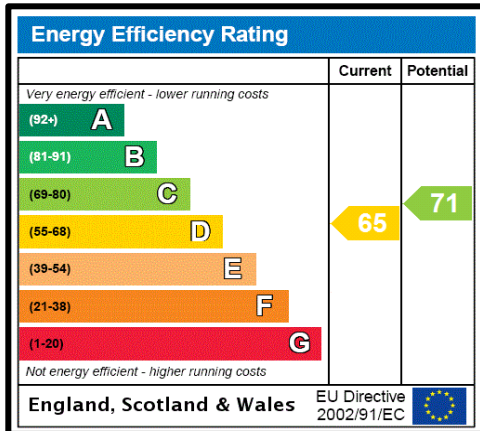
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





# Energy Performance Certificate



## Viewing:

By appointment only

Our Office is Open 6 days a week  
Monday, Wednesday & Thursday  
Tuesday  
Friday  
Saturday

**Rates:** £1,749.24 \*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.

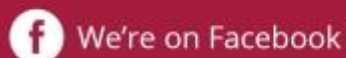
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

## 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



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