

47 Ardaveen Drive, Newry, BT35 8UH



Asking Price £160,000

Introducing to the market a three-bedroom semi-detached house in the residential Ardaveen Drive, just off the Dublin Rd in Newry.

The property is comprised of an entrance hall with laminate flooring leading to a front room with fireplace. There is an additional front room with double door access leading to a large kitchen/dining room at the rear of the property with sliding door access to the back garden and a separate utility room and downstairs w/c. Upstairs, there are three double bedrooms along with the main house bathroom and additional storage in the landing.

The rear garden has a paved patio area and lawn. To the front you will find a driveway and lawn.

Please be aware this property requires a full and extensive renovation throughout to bring it up to a liveable standard

- Three bedroom semi-detached home in the popular Ardaveen Drive area off the Dublin Rd
- Two Reception rooms / Two Bathrooms
- Spacious Kitchen / Dining Room
- Ideal for first time buyers or investors
- Property requires extensive refurbishment throughout

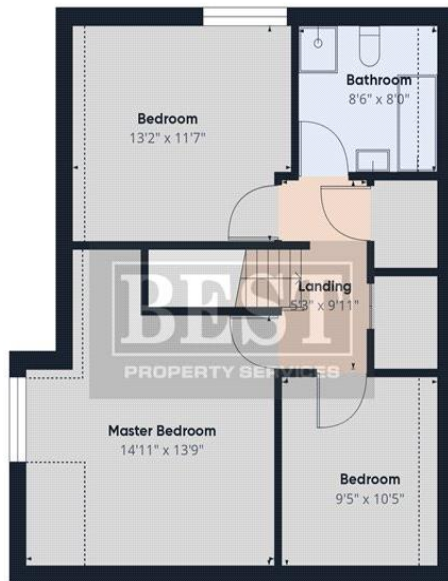




Floorplan



Floor 1



Floor 2

Approximate total area⁽¹⁾

1370.03 ft²

Reduced headroom

68.14 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.

GIRAFFE360

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	60 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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