

## 3 Ardaveen Drive, Newry, Co. Down, BT35 8UH



**Guide Price £359,950**

## EXCELLENT FIVE BEDROOM DETACHED FAMILY HOME

We are pleased to offer new to the market this excellent 5 Bedroomed Detached Family Residence situated within this ever-popular development. Located just off the highly sought after Dublin Road and within just a couple of minutes' drive to the main Belfast/Dublin A1-N1 Dual Carriageway with the additional benefit of being within easy walking distance of Newry City Centre, Shopping Precinct and all local amenities.

Offering generous family accommodation over three levels. The property comprises on the ground floor of a welcoming Entrance Hall with tiled floor, Family Lounge with wooden flooring and feature fireplace with open fire. The Living Room is has a feature bay window with gas stove with wooden flooring and ceiling coving. To the rear of the property you will find The Kitchen/Dining area which has a range of upper and lower level units with double larder and adjacent to the Kitchen you will find the Utility Room which is plumbed for a washing machine and tumble drier and Separate W.C. On this level there is also a double Bedroom which could also be utilised as a Home Office/Home Gym. On the First Floor there are 3 well-proportioned Bedrooms (Two of which have Ensuite Shower Rooms & one of which has a Dressing Room). There is also a well-appointed Family Bathroom comprising a three piece suite and separate shower cubicle which is fully tiled. On the Second Floor Level there is a double bedroom and storage cupboard with access to the roofspace from the bedroom.

There are attractive grounds to the front, side and rear with a variety of plants and shrubs and a paved patio area and decking with timber fencing and hedging to side boundaries. To the front of the property there is a tarmac driveway with granite wall to the front boundary.

This home has a wealth of accommodation and is within proximity to many local amenities and main arterial routes. Newry City Centre is only a short walk away and we expect a high level of interest and would encourage early viewing to avoid disappointment.

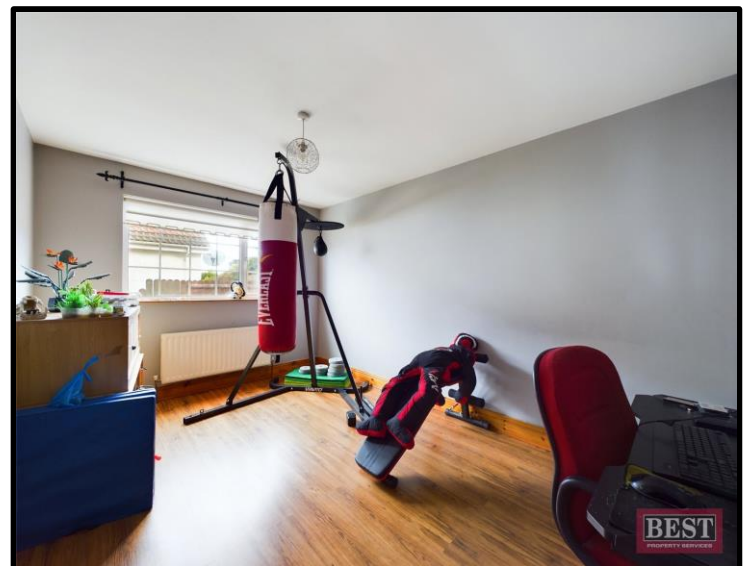
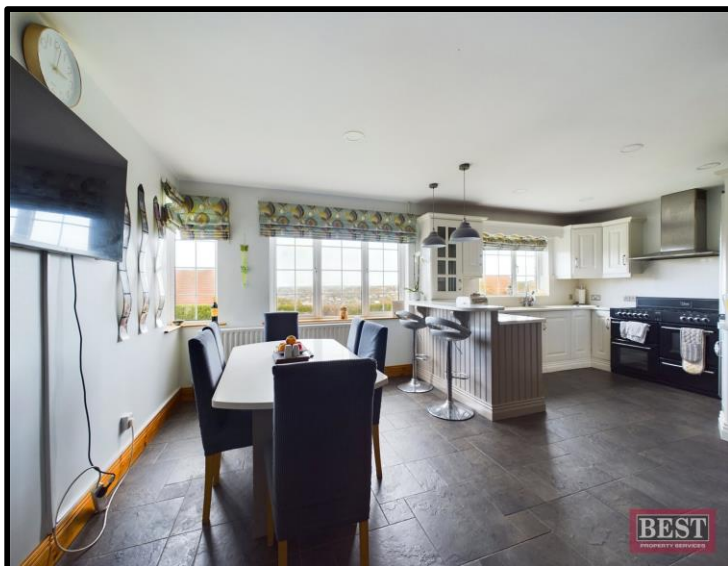
- EXCELLENT FIVE BEDROOM FAMILY HOME IN AN EXCELLENT LOCATION
- Entrance Level Accommodation comprises: Entrance Hall, Lounge, Living Room, Bedroom/Gym/Home Office, Kitchen/Dining Area, Utility Room, Separate W.C. Storage Room accessible from the rear of the property.
- First Floor Level Accommodation: Landing, Walk in Hotpress, Three Double Bedrooms (two of which have Ensuite Shower Rooms), Dressing Room, Family Bathroom.
- Second Floor Level Accommodation: Double Bedroom, Access to Roofspace.
- Oil Fired Central Heating. Pvc Double Glazing.
- Gardens to front and side laid in lawn with granite stone wall to front boundaries and black wrought iron gates. Patio Area to the rear. Decking Area at the rear of the property.
- Intruder Alarm installed. External electrical sockets. Sensor lighting.
- Carpet & blinds included.





## Floorplan









## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	57 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

### Rates:

£2,623.86 \*2024/2025 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/uk/si/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.

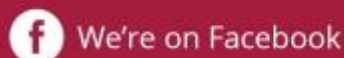
We reserve the right to conclude the sale of this property via the "Best and Final Offers" process. For more information please speak to an agent.

### 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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