

## 9 Cronin Park, Newry, Co. Down, BT34 2BZ



**Asking Price £134,950**

New to the market!

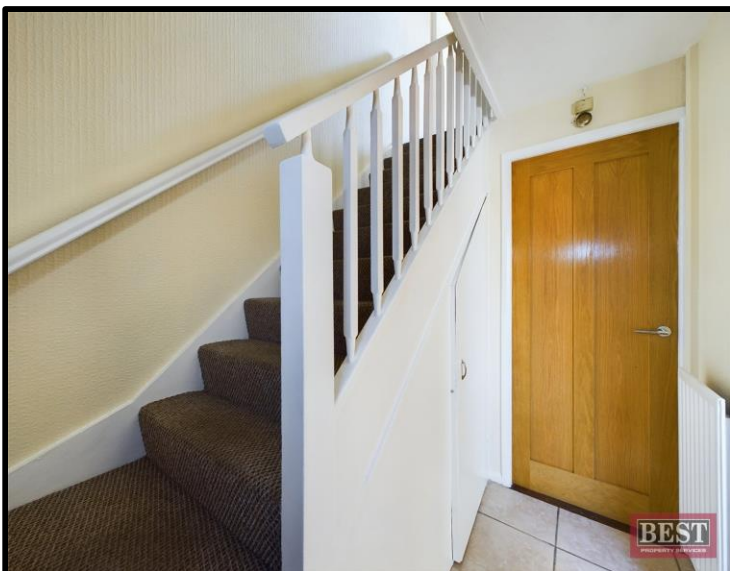
We are delighted to welcome new to the market this excellent mid terrace home located within walking distance to Newry City Centre and has many local amenities close by. The property has been very well maintained and decorated and leaves very little for the discerning purchaser to do but move in.

Accommodation comprises on the ground floor of an entrance hall with tiled flooring and under stair storage, spacious lounge with fireplace and laminate flooring. The kitchen is located to the rear of the property and has a good range of high and low level units with partial wall tiling and space for washing machine, cooker and fridge. There is access to the rear garden from the hallway. The Wet Room is located on this level and is fully tiled with a three piece suite and electric shower. Upstairs there are three bedrooms all with laminate flooring.

Externally to the front is a gravel area and to the rear there is a decking area and garden laid in lawn with timber fencing to boundaries. Timber shed to the rear. Bin store to the front.

The property is being offered with carpets and blinds included in the sale and viewing is highly recommended.

- EXCELLENT CITY CENTRE TOWNHOUSE
- Ground Floor Accommodation: Entrance Hall, Lounge, Kitchen, Wet Room.
- First Floor Accommodation: Landing, Three Bedrooms.
- Oil Fired Central Heating. Pvc Double Glazing.
- Oak internal doors. Pvc Front and Rear door.
- Garden laid in lawn with timber fencing to rear boundaries with decking. Timber Shed. Store to the front.
- Carpets & Blinds included within sale.

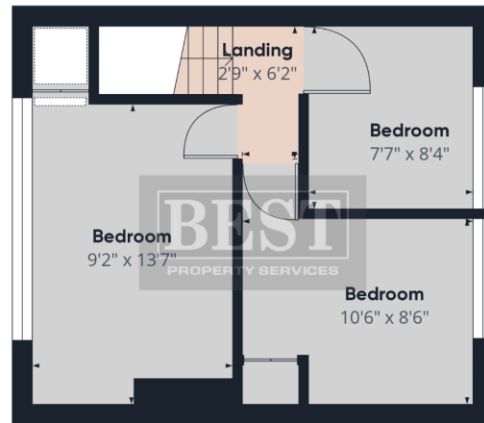




# Floorplan



Floor 1



Floor 2

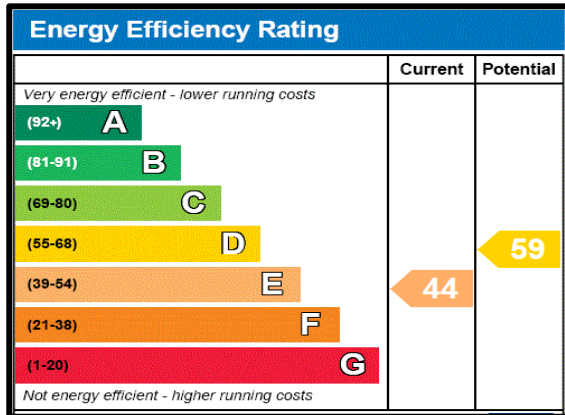
Approximate total area<sup>(1)</sup>  
628.2 ft<sup>2</sup>

(1) Excluding balconies and terraces

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:

£753.15 \*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/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.

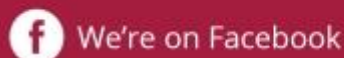
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

### 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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