

24 Pound Street, Newry, Co. Down, BT34 2AX



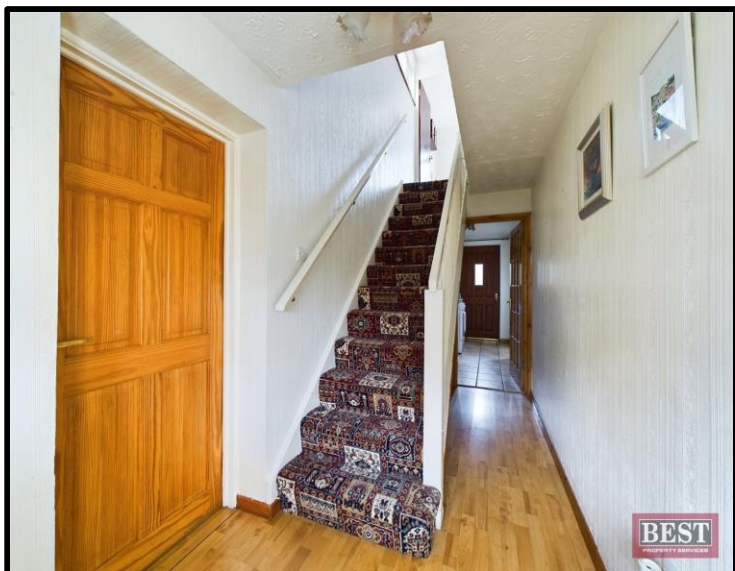
Offers Over £155,000

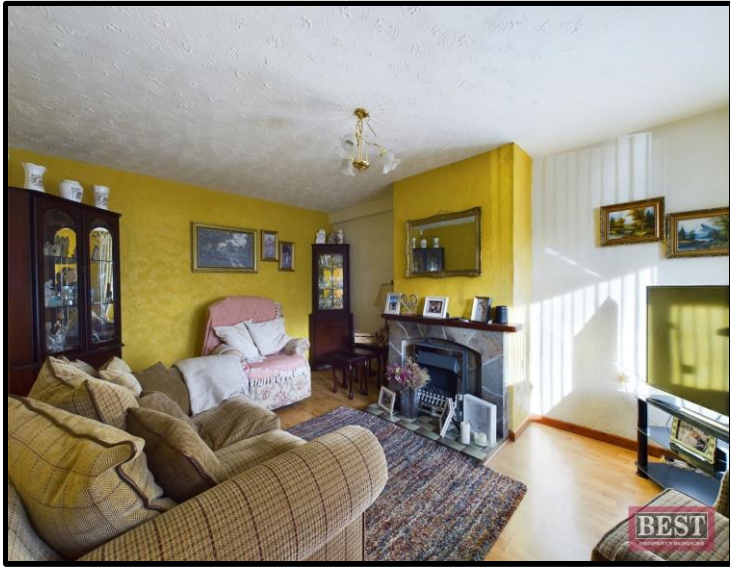
New to the market. We are delighted to introduce this well kept four-bedroom semi detached home, located fronting Pound Street within a hugely popular residential area.

On entering the property you will find the lounge located to the front of the house which has a fireplace with open fire and laminate flooring. To the left of the hall there is a double bedroom with a tiled wet room to the rear with an electric shower. To the rear of the property you will find a utility space which has plumbing for a washing machine and tumble drier and the kitchen is located adjacent and has a range of upper and lower level units with space for a family sized dining table. Moving upstairs you will find a house bathroom consisting of a bath, w.c. and sink and two double bedrooms, one to the front of the house and the other to the rear, both with built in storage space. There is a third single to the front with storage space also.

Externally to the front there is a garden laid in lawn with shrubs and plants and garden space to the rear with timber fencing to the boundaries. There is a useful storage shed to the rear and off street parking space accessible to the rear of the house.

- EXCELLENT FOUR BEDROOM SEMI DETACHED HOME FOR SALE WITHIN AN EXCELLENT LOCATION
- Ground Floor Accommodation: Entrance Hall, Lounge, Kitchen/Dining Area, Utility Area, Bedroom 1, Wet Room.
- First Floor Accommodation: Landing, Three Bedrooms, Family Bathroom.
- PVC Double Glazing. Oil Fired Central Heating.
- Gardens laid in lawn to the front and rear with a variety of plants and shrubs. Outside Tap. Store to the rear.
- Off Street Parking to the Rear.
- Carpets and Blinds included within Sale.

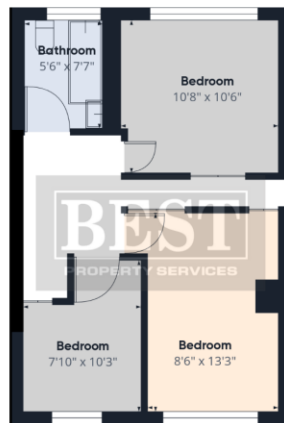




Floorplan



Floor 1



Floor 2

Approximate total area⁽¹⁾
955.1 ft²

(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.

GIRAFFE 360



Energy Performance Certificate

TBC

Viewing:

By appointment only

Our Office is Open 6 days a week

Monday, Wednesday & Thursday

Tuesday

Friday

Saturday

Rates: £947.51 *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/ukksi/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.

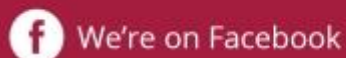
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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