

## 15 Carnbane Gardens, Newry, Co. Down, BT35 6QB



**Asking Price £129,950**

Introducing to the market a three bedroom semi detached home located in the residential area of Carnbane Gardens, Newry with great access to the A1 motorway along with all local amenities.

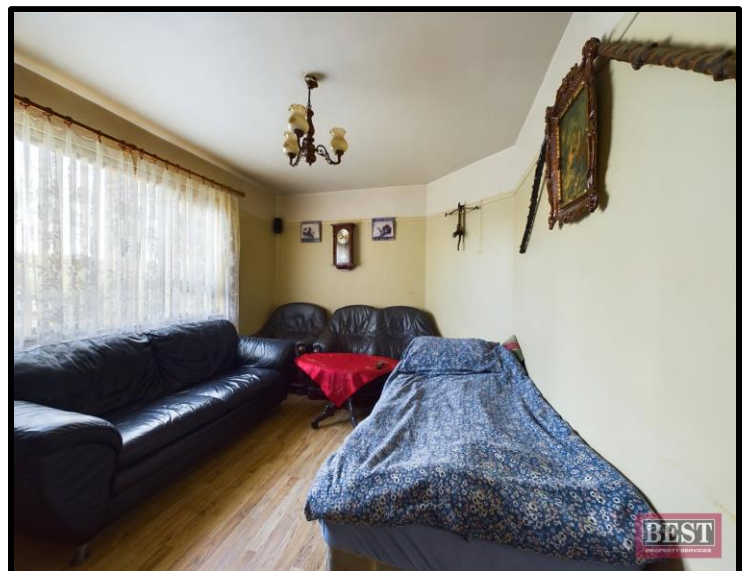
On entering the property, you will find an entrance hall leading to the living room at the front of the house which could also be utilised as a ground floor bedroom. To the rear of the property there is a dining area with fireplace and the kitchen is adjacent which has a range of units and access to the rear garden.

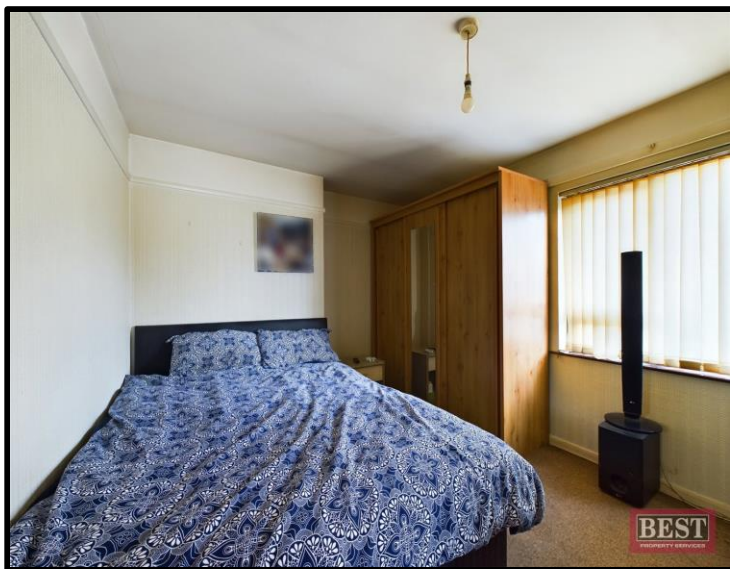
Upstairs there are two double bedrooms, one to the front of the house and the other overlooking the rear with an additional single bedroom to the front. The main house bathroom has a w.c., wash hand basin and bath and includes a shower over the bath

Externally to the rear there is a garden laid in lawn with a detached garage and ample parking to the side of the property with a lawn to the front of the property. The utility store is also located to the rear and is plumbed for a washing machine.

This home would make an ideal purchase for a first-time buyer or an investor alike.

- THREE BEDROOM SEMI DETACHED FAMILY HOME
- Entrance Level Accommodation: Entrance Hall, Lounge, Living Room, Kitchen.
- First Floor Accommodation: Three Bedrooms, Bathroom.
- Oil Fired Central Heating. Pvc Double Glazing.
- Externally: Gardens to the front and rear laid in lawn. Large side driveway. Garage, Two stores to the rear one of which is plumbed for a washing machine and tumble drier.
- Easy Access to the Belfast/Dublin Dual Carriageway.





# Floorplan



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

773.6 ft<sup>2</sup>

Reduced headroom

9.33 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.

GIRAFFE 360



# Energy Performance Certificate

TBC

## 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.

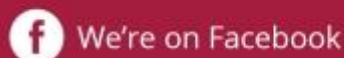
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

## 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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