

7 Fort Ridge, Newry, BT35 8XQ



Guide Price £299,950

We are delighted to introduce new to the market a well-kept and maintained, modern, detached five bedroom family home split over three floors located just off the Dublin Rd, Newry in the recently built and desirable 'Fort Ridge'.

This detached family home consists of a welcoming entrance hall giving access to a downstairs w/c on the left hand side. The lounge is located to the front of the house and has wood flooring and a media wall fire. To the rear of the hallway you will find understairs storage and a cloakroom. The open plan kitchen/dining area is located to the rear of the house with plenty of space for a family sized dining table along with sliding patio doors to the rear patio and garden. The kitchen consists of a full range of modern upper and lower level units with a kitchen island and quartz work tops and splashback. The kitchen houses a range of integrated electrical appliances including a Liebherr full height fridge, Quooker tap with filter and boiling water, Bertazzoni range, hood, dishwasher and microwave and a large Franke sink. The utility room is adjacent and has a wide range of modern units and electrical appliances included such as a full height freezer and built in ice maker.

On the first floor there is a large landing giving access to three double bedrooms, one to the front of the house and the master bedroom has a beautiful ensuite shower room with a three piece suite and Duravit vanity unit. The third double bedroom is currently a dressing room. The main house bathroom is located to the front of the house and consists of a three piece suite consisting of a Hansgrohe shower and tub filler, Duravit vanity unit and Villeroy & Boch tub.

On the top floor there are two additional double bedrooms, one of which currently being used as an office along with an additional shower room with Hansgrohe shower fittings and Duravit vanity unit.

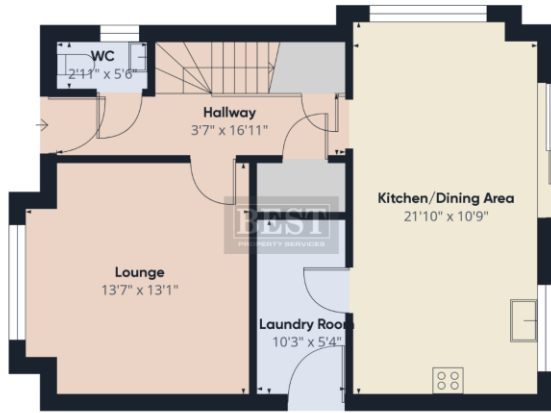
Externally to the rear of the house there is large patio area which is perfect for outdoor dining that leads onto the rear lawn and garden room. The garden room is fully insulated and includes electrical sockets. To the front of the house there is a tarmac driveway with room for several cars.

This property would make an exceptional home for a growing family.

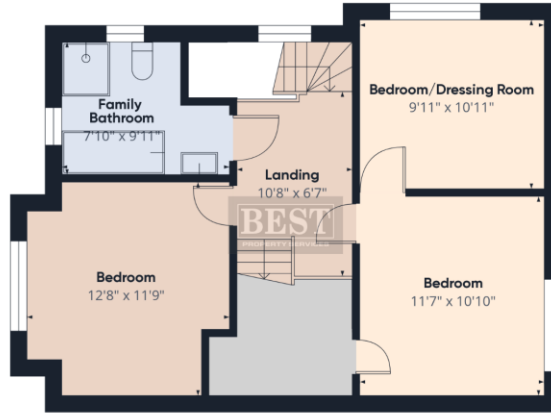
- BEAUTIFUL FIVE BEDROOM FAMILY HOME LOCATED JUST OFF THE DUBLIN ROAD
- Ground Floor Accommodation: Entrance Hall, Lounge, Kitchen/Dining Area, Utility Room, Separate W.C. Cloakroom, Storage Room.
- First Floor Accommodation: Three Double Bedrooms, Family Bathroom.
- Second Floor Accommodation: Two Double Bedrooms, Shower Room.
- Gas Fired Central Heating. Pvc Double Glazing. Intruder Alarm installed.
- High specification electrical appliances and sanitary ware throughout.
- Garden Room fully insulated with electric located to the rear of the property which would be suitable for a variety of uses.
- Tarmac Driveway with ample parking. Patio Area to the rear.



Floorplan



Floor 1



Floor 2



Floor 3

Approximate total area[®]

1496.62 ft²

Reduced headroom

12.71 ft²

(1) Excluding balconies and terraces

Reduced headroom

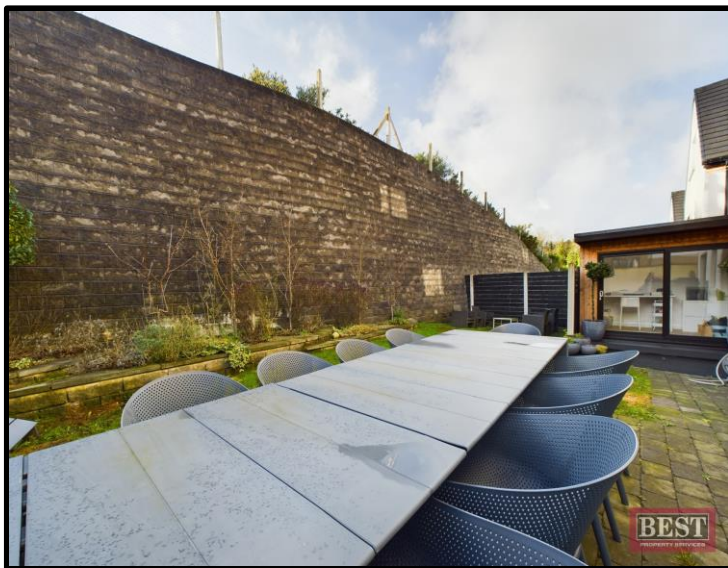
----- Below 5 ft

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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.

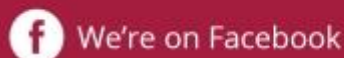
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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