

32 Sheeptown Road, Newry, BT34 2LA



Guide Price £265,000

New to the market!

We are delighted to welcome new to the market a beautiful, detached bungalow situated within a rural setting yet conveniently located approximately 2.9 miles from Newry City Centre.

Accommodation comprises a welcoming front hallway with wooden flooring, cloakroom, hotpress and access to roofspace. The lounge has wooden flooring and a feature multi fuel stove linked to a back boiler. There are three double bedrooms two to the front and one to the rear of the property and the family bathroom is fully tiled with a three piece suite and separate shower cubicle. To the rear you will find an open plan kitchen/dining/living area which has a range of upper and lower level units and plumbing for the washing machine which is open plan to the living room. The living room has a multi purpose stove, double doors to the rear with a side door.

Externally the property has gardens laid in lawn to the front, side and rear with the benefit of a detached double garage/workshop with first floor loft which may be suitable for a variety of uses.

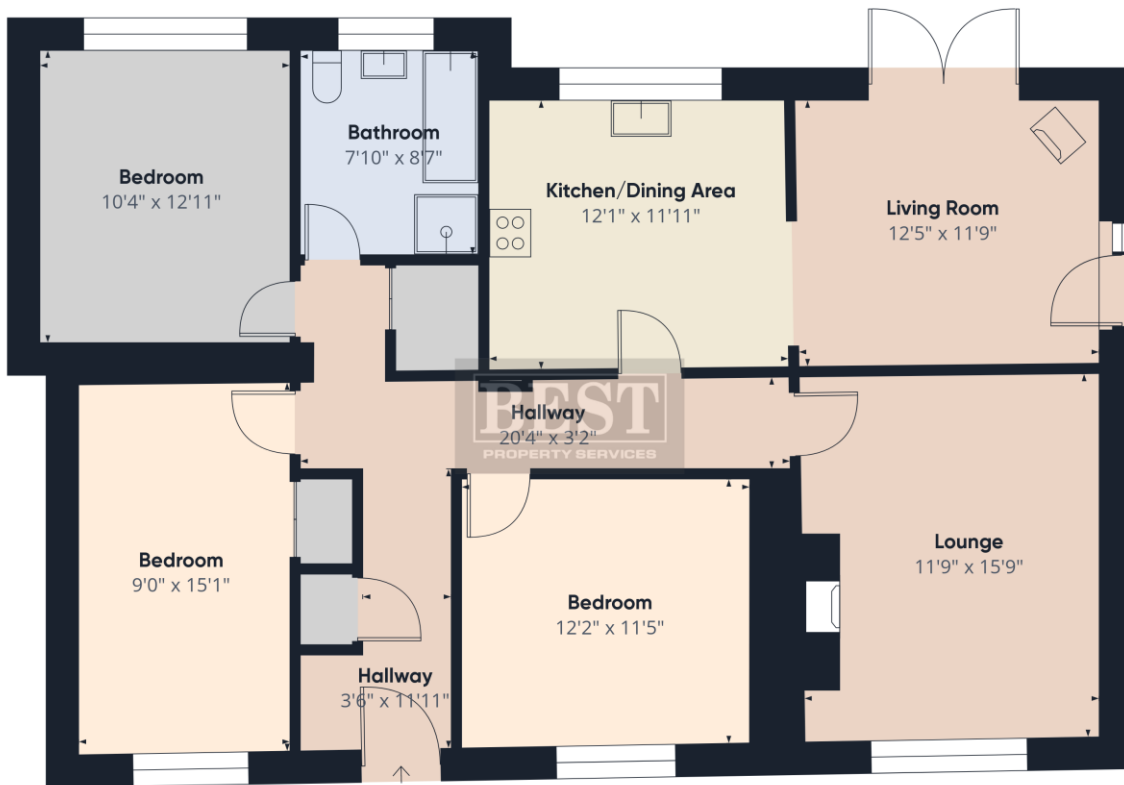
Viewing is highly recommended!

- EXCELLENT DETACHED BUNGALOW WITH DETACHED DOUBLE GARAGE
- Entrance Hall, Lounge, Open Plan Kitchen/Dining Area/Living Room. Three Bedrooms, Family Bathroom
- Oil Fired Central Heating. Triple Glazing.
- Gardens to front, side and rear laid in lawn with timber fencing to boundaries.
- Double Garage which may be suitable for a variety of uses.





Floorplan



Approximate total area⁽¹⁾
1144.09 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 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.

GIRAFFE360



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.

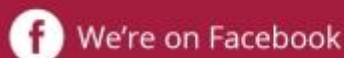
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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