

5 Crieve Court, Newry, BT34 2PE



Offers Over £389,950

WE ARE DELIGHTED TO ANNOUNCE NEW TO THE MARKET!!

This fantastic detached property is situated on a prime site within the popular Crieve Court Development which is located just off the Rathfriland Road in Newry. This family home offers an abundance of living space, well proportioned bedrooms an integral double garage, with gardens to the front, side and rear with patio space making it an ideal property for a growing family.

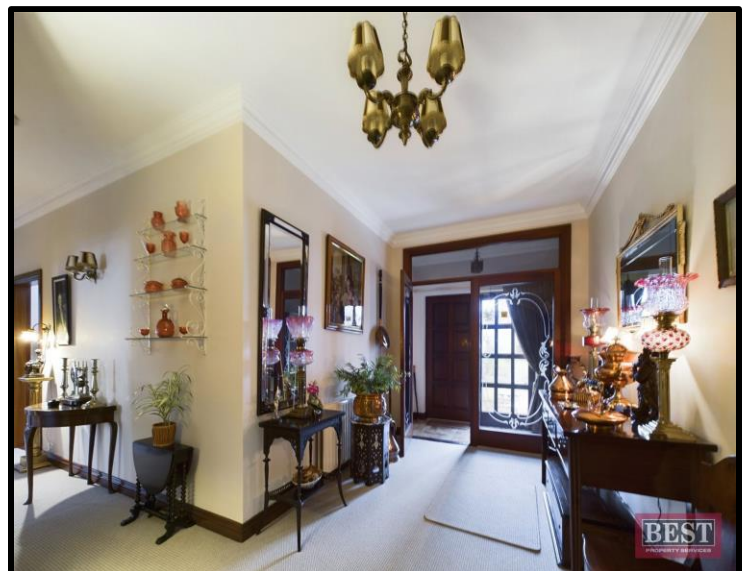
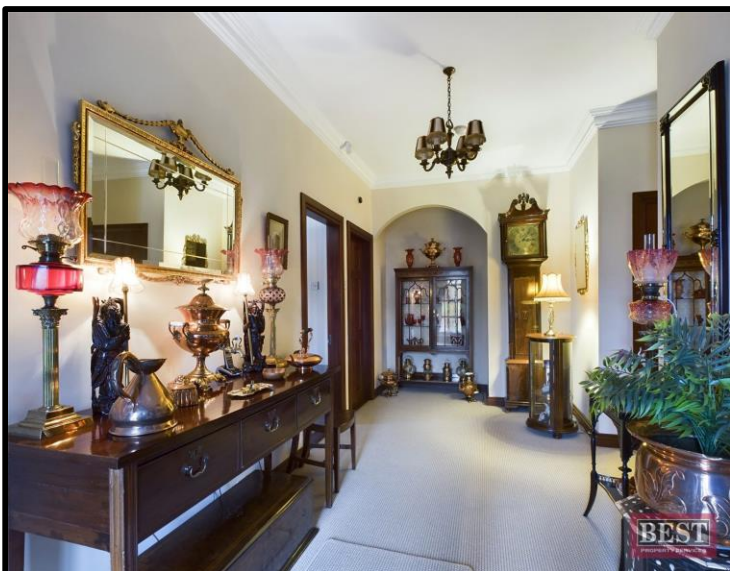
The entrance level comprises of an entrance porch leading to an inner hallway with a cloakroom and hotpress. The lounge is located to the front of the house and has an Italian marble fireplace with an open fire. To the rear you will find an open plan kitchen/dining area which has a full range of units and appliances leading to a beautiful sunroom which has double doors to the rear patio. Adjacent to the kitchen there is a useful utility room with plumbing for white goods. To the front and side there are three generous sized bedrooms one of which has a bank of built in wardrobes. To the rear of the property you will find the master bedroom which has a bank of built in wardrobes and dressing table along with an ensuite shower room consisting of a three piece suite with a separate fully tiled shower cubicle. The Family Bathroom consists of a three piece suite with a shower attachment over bath and shower screen.

Externally to the front there is a spacious tarmac driveway with ample parking and access to the double garage. Mature gardens laid in lawn to the front and side with mature plants and shrubs.

Local amenities are close by along with a wide range of Primary & Secondary Schools.

Viewing is highly recommended!

- EXCELLENT FOUR BEDROOM BUNGALOW WITH DOUBLE GARAGE
- Entrance Porch Hall, Lounge, Open Plan Kitchen/Dining/Sunroom, Utility Room, Cloakroom, Hotpress
- Four Double Bedrooms (One with Ensuite Shower Room), Family Bathroom.
- Mahogany internal doors, skirting and architraves.
- Intruder Alarm. Roofspace fully floored and accessible via slingsby ladder.
- Double Garage, Outside W.C.
- Patio Area to the Rear with Tarmac Driveway.





Floorplan



Approximate total area⁽¹⁾
2532.1 ft²

(1) Excluding balconies and terraces

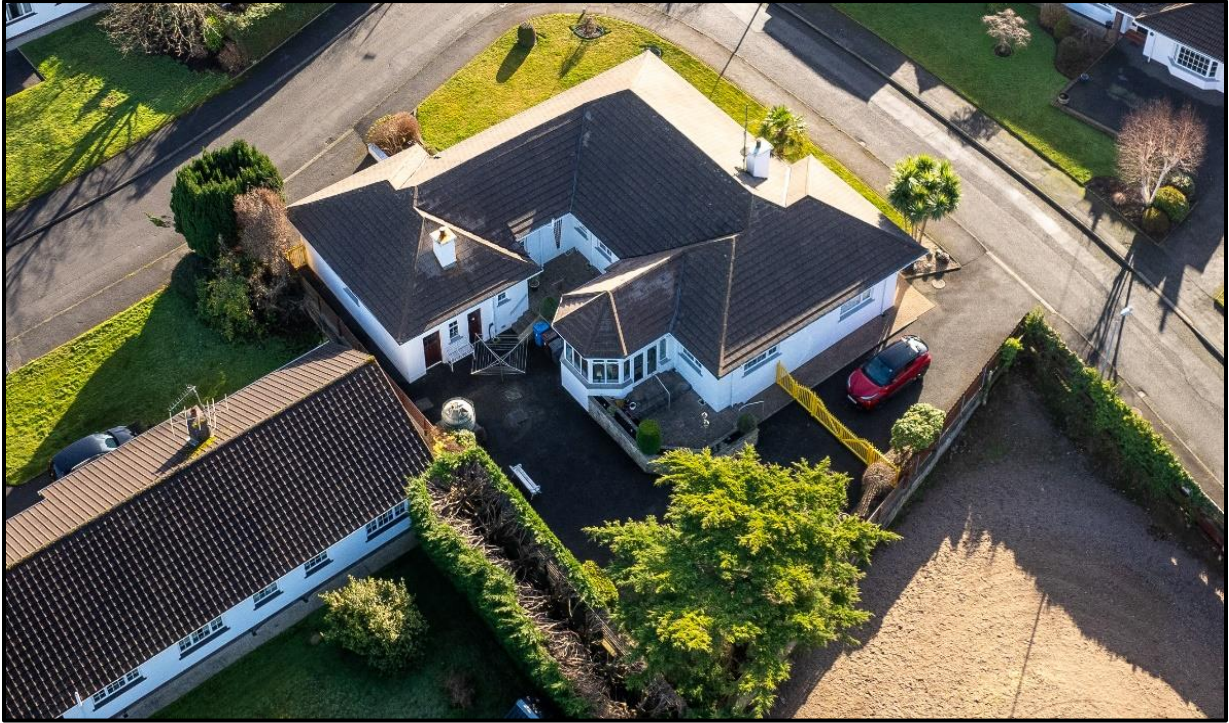
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations 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.

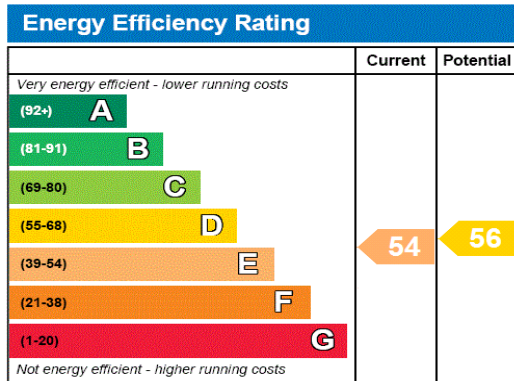
GIRAFFE 360







Energy Performance Certificate



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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