

116 Forest Hills, Newry, BT34 2FJ



Guide Price £325,000

New to the market!

Exceptional Detached Four Bedroom Family Home situated on a generous site within the ever popular Forest Hills Development.

If you are looking for the perfect family home. Look no further! This immaculately decorated four bedroomed detached family home is located just off the Old Warrenpoint Road a short distance from Newry City Centre.

Ground Floor Accommodation comprises of a Spacious Entrance Hall with under stair storage and Separate W.C., The main Lounge is located to the rear of the property and has a feature fireplace with gas fire. The Living Room/Study is located to the front of the house and has solid wooden flooring. The Kitchen/Dining Area is situated to the rear of the property and has modern fitted units and integrated electrical appliances including a range cooker. The Dinette has sliding patio doors leading to a beautiful patio area and the rear garden. Adjacent to the Kitchen you will find an integral garage with Utility space.

On the First Floor the Accommodation comprises of a spacious Landing with 4 well-proportioned Bedrooms and the main Bedroom has an Ensuite Shower Room. The Family Bathroom consists of a three piece suite with a separate shower cubicle.

Externally to the front and rear there are gardens laid in lawn with a variety of mature plants and shrubs. To the rear of the property there is a beautiful patio area with decking and timber fencing to boundaries. To the side there is a tarmac driveway providing off-street parking

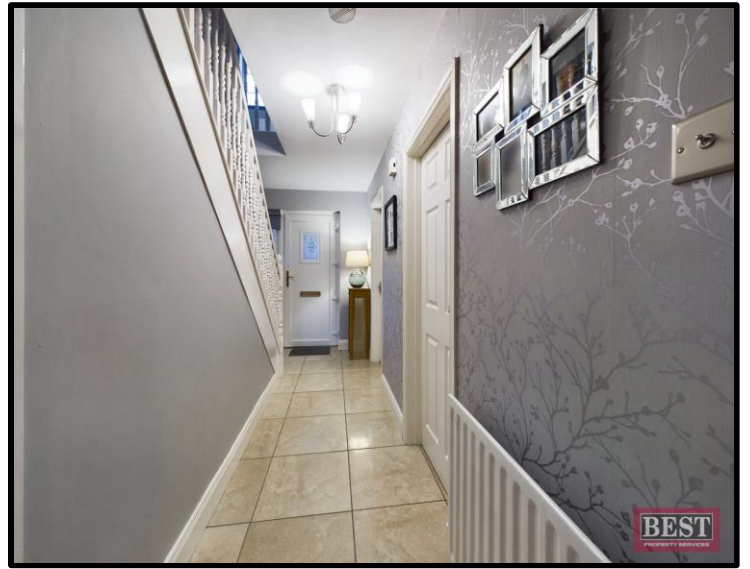
This home is likely to appeal to those seeking a well finished detached property in a family friendly area, within easy access to main routes for those needing to commute.

Viewing is highly recommended with the Sole Selling Agents.

Location

From Newry City Centre. Travel onto the Old Warrenpoint Road and Forest Hills is located on the left hand side before re-joining the Dual Carriageway. Turn left into the Forest Hills Development and at the T-junction turn left, proceed through the mini-roundabout and take the first right, 116 is the third house on your right.

- EXCELLENT FAMILY HOME WITHIN A FAMILY FRIENDLY DEVELOPMENT
- Ground Floor Accommodation: Entrance Hall, Separate W.C., Lounge, Living Room/Study, Kitchen/Dining Area, Integral Garage incorporating Utility Space.
- First Floor Accommodation: Landing, Four generous sized Bedrooms (one with Ensuite Shower Room), Family Bathroom, Hotpress
- Oil Fired Central Heating. Pvc Double Glazing.
- Externally to the front side you will find a tarmac Driveway. Lawns to the front and rear with mature plants and shrubs. Patio Area and Decking to the Rear. Timber fencing to boundaries.
- Carpets and Blinds included within sale.

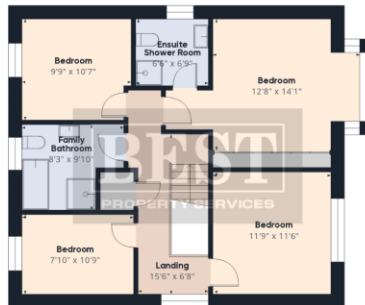


Floorplan



Floor 1

Approximate total area⁽¹⁾
1717.07 ft²



Floor 2

(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.

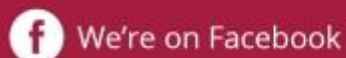
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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



Tel: 028 3026 6811
info@bestpropertyservices.com
bestpropertyservices.com