

## 28 Forkhill Road, Cloughoge, BT35 8LZ



**Guide Price £220,000**  
**Closing Date for Offers: 8<sup>th</sup> April 2025**

We are delighted to introduce new to the open market this well kept detached country home situated on an elevated site fronting the Forkhill Road, Newry

The accommodation consists of a tiled entrance porch leading you through to the main hallway. The living room to the front of the property consists of a tile surround fireplace with open fire and overlooks the front garden. The kitchen/dining area is located to the rear of the house and has a range of upper and lower level units, the rear hallway is adjacent to the kitchen and leads to the family bathroom. There are also two double bedrooms on this level. Upstairs you will find two large double bedrooms overlooking the front of the property.

Externally the property boasts a large front garden laid in lawn with a collection of mature trees plants and shrubs. To the front there is a tarmac driveway with ample parking along with a range of outbuildings currently being used for storage.

### **LOCATION**

From Newry take the Dublin Road, at the roundabout take the third exit and merge onto the Forkhill Road/B113. Continue for approximately 0.9 miles and the subject property will be situated on your left hand side.

### **ADDITIONAL LANDS**

Intending buyers primarily interested in the residence, should be aware that the vendors are offering two individual building sites located south of No. 28. Both sites have full planning consent granted in May 2024 (Planning Ref LA07/2023/2171/F) with a five year expiry for the proposed erection of 2 Dwellings and detached garages.

### **OFFERS**

Whilst the agents invite offers from interested parties for this property initially on a private basis, we reserve the right on behalf of the Vendors to conclude the bidding (if necessary) by holding a meeting of all bidders on a specified date and time in our office.

In the event that a meeting is to be arranged, only those parties with a valid offer on the property can be assured of being notified of the specific time and date.

### **VIEWING**

By appointment only with sole selling agent

### **GUIDE PRICE**

Residence only: Offers around £220,000

### **CLOSING DATE FOR OFFERS**

Tuesday 8th April 2025

- DETACHED FOUR BEDROOM HOUSE FRONTING THE FORKHILL ROAD
- Ground Floor Accommodation: Entrance Hall, Lounge, Two Bedroom, Kitchen/Dining Area, Family Bathroom.
- First Floor Accommodation: Two Double Bedrooms.
- Oil Fired Central Heating. Pvc Double Glazing.
- Large garden to the front of the property.
- Miscellaneous sheds and stores.
- Tarmac Driveway



# Floorplan



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
1277.44 ft<sup>2</sup>

(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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	34	45
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

## 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.

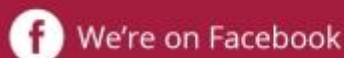
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

## 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](mailto:info@bestpropertyservices.com)  
[bestpropertyservices.com](http://bestpropertyservices.com)