

## 54 Derrymore Meadows, Bessbrook, BT35 7GA



**Guide Price £170,000**

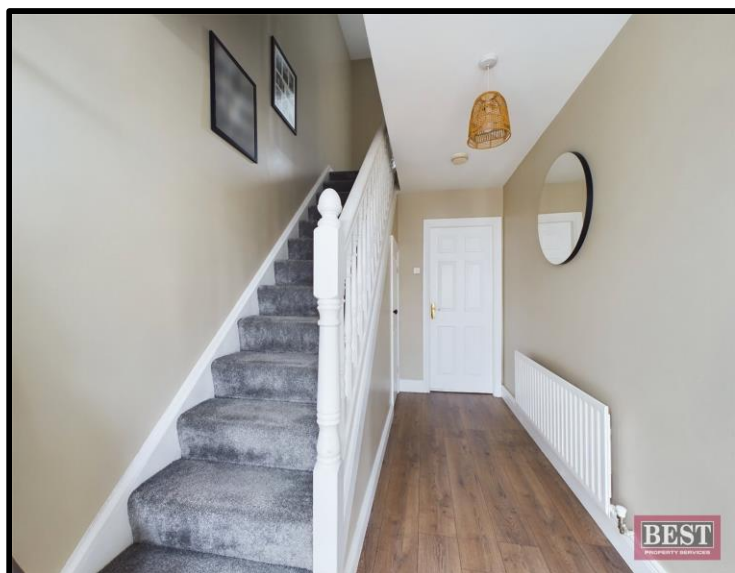
Introducing new to the market a well-kept three bedroom townhouse within the ever popular development Derrymore Meadows, Bessbrook.

On the ground floor of the property you will find an entrance hall with laminate flooring and under stair storage. The lounge is located to the front of the house and has a laminate flooring with a feature fireplace and wood burning stove. Double doors lead to the kitchen/dining area to the rear which houses a range of upper and lower level units with an integrated hob and oven. Sliding patio doors lead to the rear garden. On the first floor you will find three generous sized bedrooms all with carpet flooring and the house bathroom is located on this level.

Externally to the front of the property there is stone driveway with space for several cars, and to the rear you will find a well-kept garden with patio area and timber shed.

Derrymore Meadows is only moments from the picturesque Village of Bessbrook whilst also being close to the city of Newry and transport links allowing quick and easy access to both Belfast and Dublin.

- EXCELLENT TOWN HOUSE NEW TO THE MARKET
- Ground Floor Accommodation: Entrance Hall, Lounge, Kitchen/Dining Area.
- First Floor Accommodation: Three generous sized Bedrooms, Family Bathroom, Hotpress.
- Oil Fired Central Heating. Pvc Double Glazing.
- Rear garden to the rear with patio area.
- Parking to the front of the property.
- Carpet and blinds included within sale.

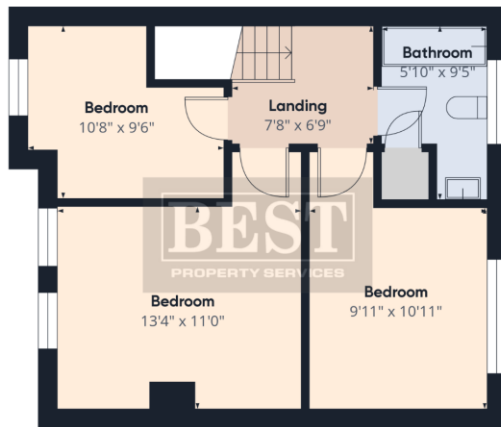




# Floorplan



Floor 1



Floor 2

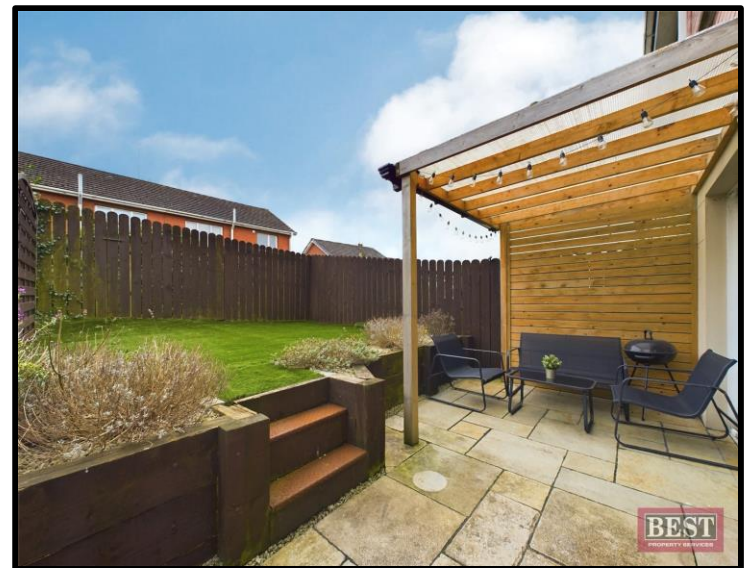
Approximate total area<sup>(1)</sup>  
940.65 ft<sup>2</sup>

(1) Excluding balconies and terraces

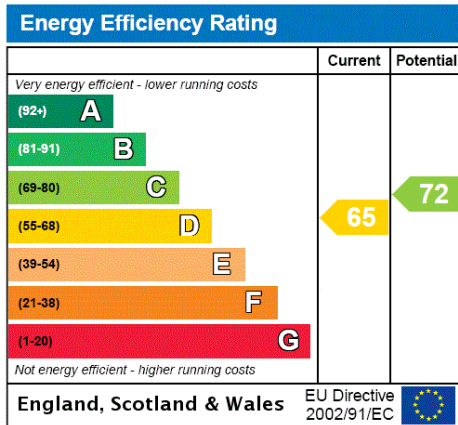
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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.

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.

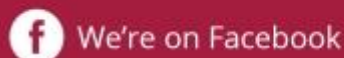
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

### 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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