

## 2 Crossan Road, Mayobridge, BT34 2HY



**Offers Over £289,950**

## NEW TO THE MARKET

### THREE BEDROOM DETACHED BUNGALOW WITH OUTBUILDINGS ON APPROX. 3.8 ACRES.

We are delighted to welcome new to the market a beautiful, detached bungalow situated within a rural setting yet conveniently located approximately 4.8 miles from Newry City Centre.

Accommodation comprises a welcoming front hallway with laminate flooring with a cloakroom and walk in hotpress.

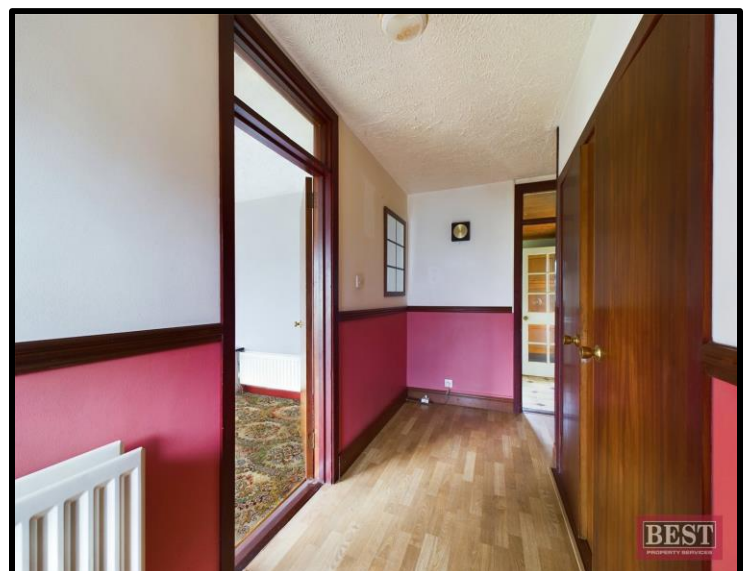
The lounge is located to the front of the property and has a feature marble fireplace with carpet flooring. To the rear of the property, you will find an open plan kitchen/dining area which has a range of upper and lower level units with tiled flooring and partial wall tiling. Adjacent to the kitchen you will find a living room which has an open fire and rear views. Also adjacent to the kitchen you will find a lovely bright conservatory and a fully tiled shower room. There are also three double bedrooms and a family bathroom which consists of a three piece suite.

Externally the property has mature gardens laid in lawn to the front, side and rear with the benefit of an integral garage and utility space to the rear. There is a large agricultural shed to the side and a range of outbuildings.

From Newry take the Rathfriland Road and at the roundabout take the Hilltown Road B8, travel approximately 4.8 miles along and turn left onto the Crossan Road. The subject property is situated on the left hand side.

Viewing is highly recommended!

- EXCELLENT OPPORUNITY TO ACQUIRE A DETACHED BUNGALOW ON APPROX. 3.8 ACRES INCLUDING AN AGRICULTURAL SHED.
- Entrance Hall, Cloakroom, Lounge, Kitchen/Dining Area, Living Room, Conservatory, Three Bedrooms, Family Bathroom, Shower Room, Walk in Hotpress.
- Attached Garage and utility space to the rear.
- Oil Fired Central Heating. Double Glazed. Boiler House to Rear.
- Mature gardens laid in lawn to the front and rear with a tarmac driveway. Range of outhouses.
- Large agricultural shed included within sale with approx. 3.8 acres of agricultural land.





# Floorplan



Approximate total area<sup>(1)</sup>  
1491.66 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

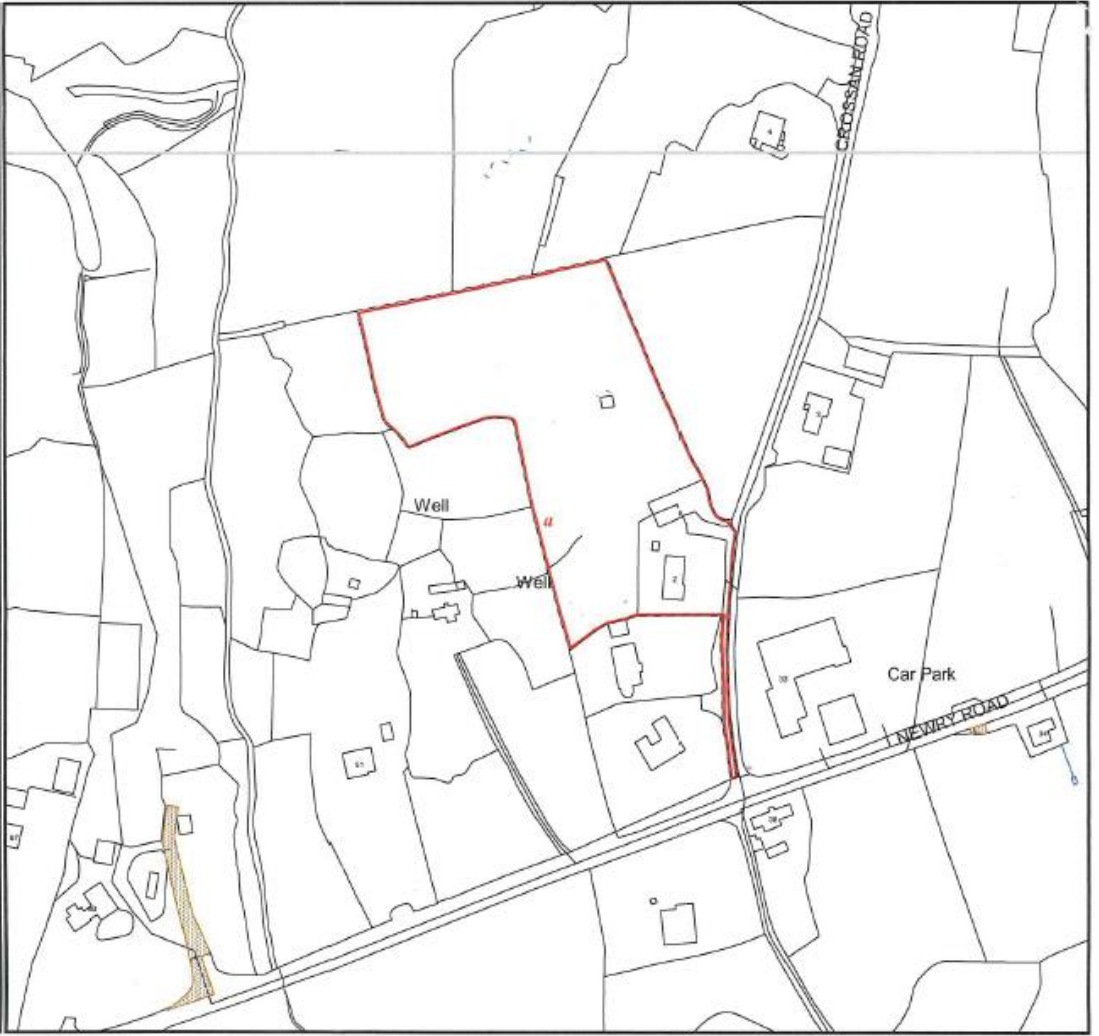




Date: 11 Jan 2024  
 County: Down  
 Folio: 17233  
 Scale: 1:2500  
 Our Ref: 2024/30066  
 Your Ref: KJN/25170  
 Map Ref(s): 26701SE.26705NE  
  
 Sheet 1 of 1

Key to folio labels:  
 a - 17233

This map is for location purposes only (Rule 14(1) of the Land Registration Rules (Northern Ireland) 1994 as amended by paragraph 10 of the Schedule to the Land Registration Rules (NI) 2002). It also contains any red gear wheel (Section 84 of the Land Registration Act (Northern Ireland) 1970). The co-ordinates of Land Registry markings and COIN features may have been affected by revisions of the COIN map subsequent to registration.  
 This map has been prepared using the latest available Land Registry map available for the area. Any future developments should be based on the latest available COIN Grid Plan available for the area.  
 N.B. Field boundaries are not conclusive (unless so described on the title). See Grid of the Land Registration Act 1970, where there is any doubt concerning boundaries, the original boundaries or Deeds should be inspected.  
 This copy map shows the location of the lands contained in the folio listed above.



# 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.

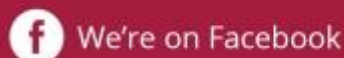
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

## 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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