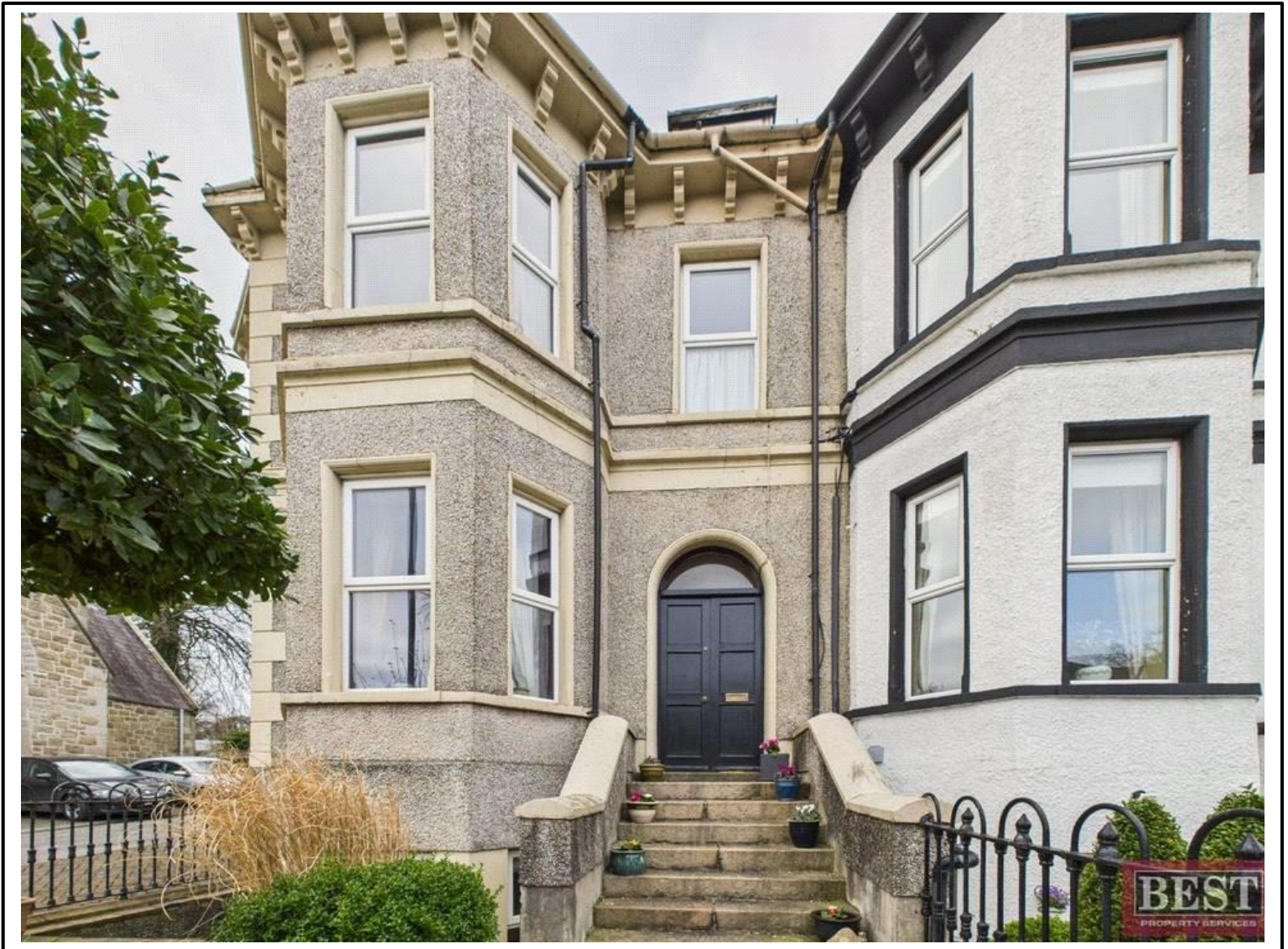


RS.25.026

30 Church Street, Rostrevor, BT34 3BA



Guide Price: £295,000

Introducing to the market, a well maintained five-bedroom town house located in the heart of Rostrevor Village.

The large double door gives access to the main hallway with high ceilings and original features throughout. To the front of the house is the main living room with a dual aspect from two large bay windows to the rear there is a double bedroom on this level looking out towards the patio garden along with a bathroom. On the lower ground floor, the tiled kitchen/dining room sits to the front of the house and includes a full range of upper and lower kitchen units and appliances along with large multi fuel stove. Additionally, there is a study area and utility room with rear door access. On the first floor you'll find a second bathroom with separate shower and bath as well as a double bedroom to the rear and master bedroom with dual aspect views towards Kilbroney Park and Kilbroney Parish Church. On the top floor there are two further double bedrooms.

Externally to the rear there is a decked area with pergola, ideal for outdoor dining.

This property presents a unique opportunity to purchase a truly stunning family home in the heart of one of Irelands most picturesque villages.

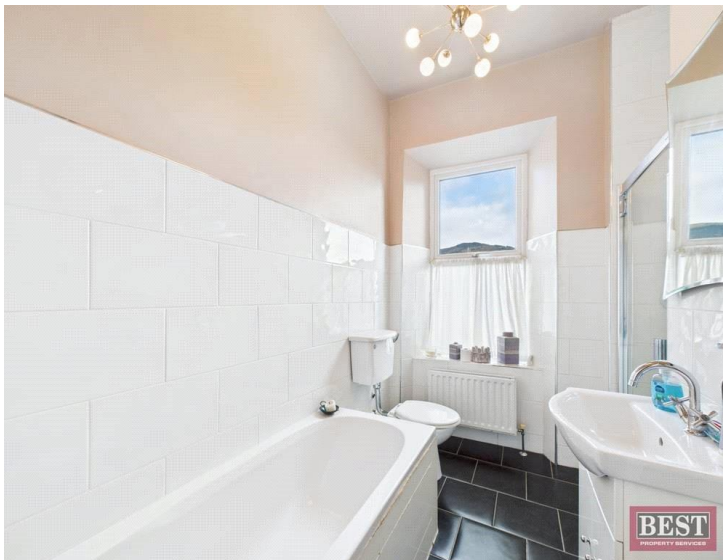
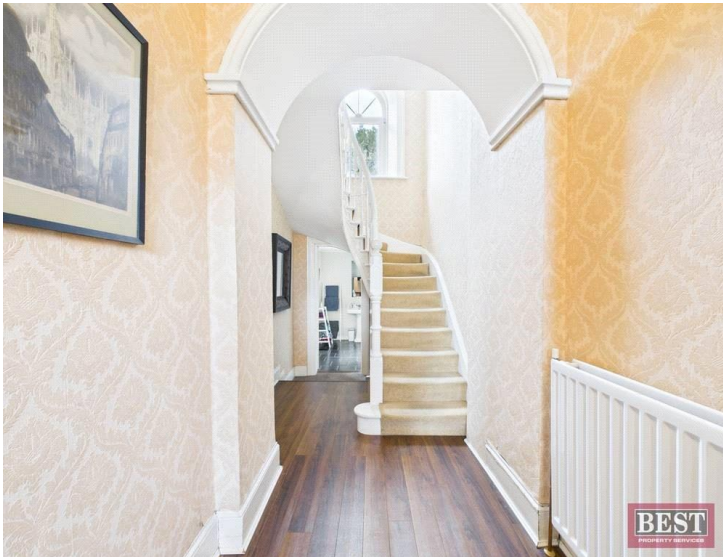
- Five Bedroom Townhouse Split over Four Floors Located in the heart of Rostrevor Village.
- Walking distance to all pubs and restaurants as well as the Fairy Glen and Kilbroney Forest Park.
- Rear Patio Garden with potential for private parking.
- An ideal family home full of character and charm.





Floorplan







Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		46 E
21-38	F	24 F	
1-20	G		

Viewing:

By appointment only

Office Opening Hours

Monday- Thursday: 9-5.30

Friday: 9-5

Saturday: By Appointment

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 general information and it must not be inferred that any item is included for sale with the property.

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