



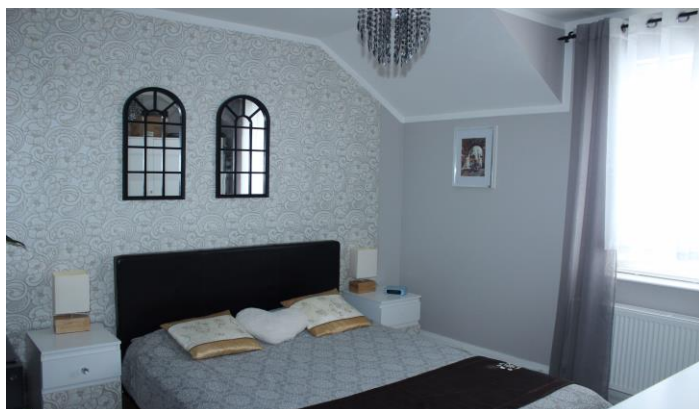
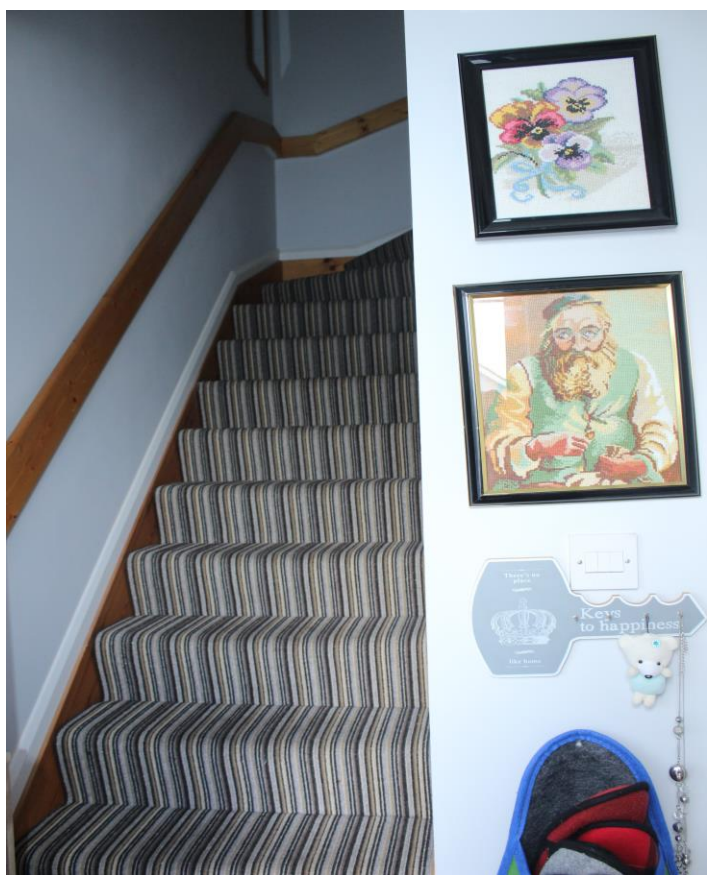
1 Caiseal Heights, Newry, BT34 2TQ

Guide Price £159,950

Offering new to the market this well presented semi-detached house which is in a well-maintained family friendly development within Ballyholland. The property is well connected to local amenities such as the arterial routes, public transport link, shops and Newry City Centre.

Internally, the property boasts an open plan lounge/kitchen/dining area with a range of electrical appliances and double doors leading to the lounge with double doors to the rear. There is also a useful utility room which is plumbed for a washing machine and tumble drier, and separate w.c. On the first floor, there are four well-proportioned bedrooms and the main bathroom has a three-piece suite. The property further benefits from oil fired central heating and double glazing. Externally the property has gardens laid in lawns with timber fencing to side and rear boundaries and 2 timber sheds. To the front there is ample parking. This property would suit many discerning buyers looking for a spacious family home in an excellent location.

Early viewing is highly recommended to appreciate all this property has to offer!



Entrance Hall

3' 11" x 3' 11" (1.2m x 1.2m)

Laminate flooring. Carpet on stairs.

Open Plan Kitchen/Breakfast Room

16' 9" x 23' 0" (5.1m x 7.0m)

Front & Rear Elevation. Laminate flooring. Range of upper and lower level units with breakfast bar. Single drainer stainless steel sink and mixer tap. Induction 4 ring hob and Samsung oven. Double doors to Lounge.

Lounge

11' 2" x 18' 8" (3.4m x 5.7m)

Front Elevation. Laminate flooring. Feature cast iron fireplace with open fire. Double doors to rear garden. T.V point. Stairs to first floor.

Utility room

3' 7" x 5' 3" (1.1m x 1.6m)

Rear Elevation. Vinyl flooring. Range of shelving. Plumbed for washing machine.

Separate W.C.

3' 7" x 4' 11" (1.1m x 1.5m)

Middle Elevation. Vinyl flooring. White suite consisting of w.c. & wash hand basin and vanity unit. Dado rail. Fitted mirror.

First Floor Bedroom/Living Space

11' 2" x 19' 4" (3.4m x 5.9m)

Front & Rear Elevation. Carpet flooring. Velux window. Recessed lighting.

Bedroom 1

12' 10" x 12' 2" (3.9m x 3.7m)

Rear Elevation. Laminate flooring. Telephone point. T.V point.

Bedroom 2

9' 2" x 6' 11" (2.8m x 2.1m)

Front Elevation. Laminate flooring. Built in storage.

Bedroom 3

10' 6" x 10' 2" (3.2m x 3.1m)

Front Elevation. Laminate flooring.

Family Bathroom

7' 3" x 8' 6" (2.2m x 2.6m)

Rear Elevation. Tiled floor. White suite consisting of w.c., wash hand basin and vanity unit with corner bath. Separate fully tiled shower cubicle with Redring electric shower. Partial wall tiling.





Viewing:

By appointment only

Our Office is Open 6 days a week

Monday, Wednesday & Thursday 09:00 – 17:30
 Tuesday 09:00 – 19:30
 Friday 09:00 – 17:00
 Saturday 09:00 – 12 noon

Rates

£1185.38 (2019/2020 subject to confirmation)

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/uk/si/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.

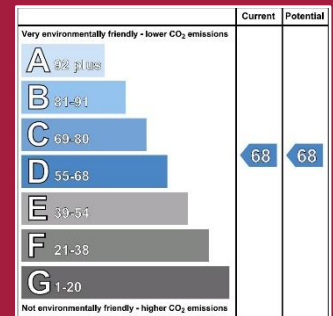
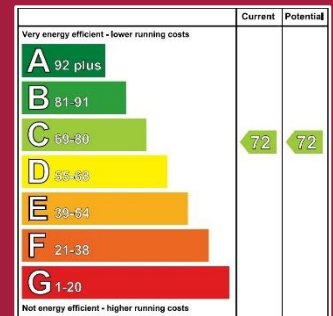
Intending Purchasers

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.

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.



108 Hill Street, Newry
 BT34 1BT, N. Ireland



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