



INDIVIDUAL ATTENTION | LOCAL KNOWLEDGE | INDEPENDENT ADVICE

**15 Armagh Road,  
Newry,  
BT35 6NL**



**Asking Price £149,950**

## 15 Armagh Road, Newry, Down, BT35 6NL

**Asking Price £149,950**

No 15 is situated on the Armagh road within easy walking distance to Newry city centre and close to a variety of local schools. The property whilst in need of some modernisation represents an excellent opportunity to purchase a family home on a generous site great outside space. Viewing by appointment.



### **Entrance Hall**

22' 10" x 4' 1" (6.95m x 1.24m)

Laminate flooring.

### **Kitchen**

10' 10" x 8' 8" (3.3m x 2.65m)

Range of high and low level unit

### **Living Room**

20' 6" x 12' 6" (6.25m x 3.8m)

Stone fireplace with marble hearth, Carpet flooring, Patio doors to rear garden.

### **Bedroom 1**

14' 6" x 11' 11" (4.43m x 3.63m)

Front aspect, Laminate flooring.

### **Bedroom 2**

11' 11" x 11' 6" (3.64m x 3.5m)

Front aspect, Carpet flooring, Built in storage

### **Bedroom 3**

11' 10" x 9' 0" (3.6m x 2.74m)

Rear aspect, Laminate flooring, Built in storage

### **Bedroom 4**

10' 5" x 10' 5" (3.17m x 3.17m)

Rear aspect, Laminate flooring

### **Bathroom**

9' 0" x 4' 6" (2.75m x 1.38m)

Coloured bath & WHB, Electric shower over bath, Tiled floor and part wall tiling.

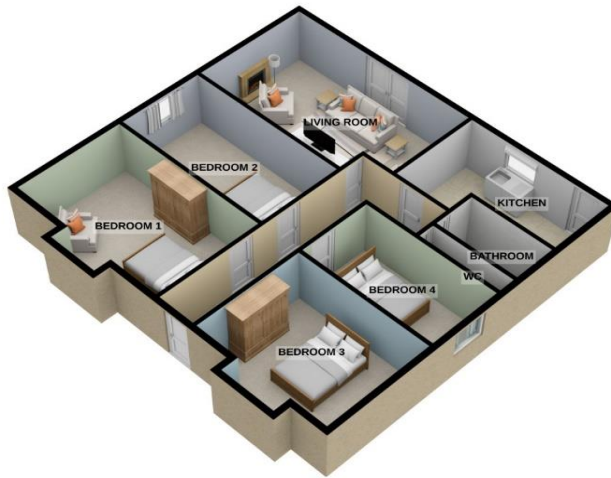
### **WC**

5' 5" x 2' 9" (1.64m x 0.85m)

White Wc



GROUND FLOOR  
1099 sq.ft. (102.1 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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**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

**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.

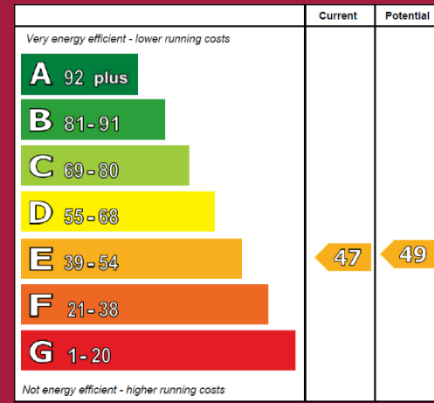
**Intending Purchasers**

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 contact. 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.



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