

62 Laurel Grove, Newry, Co. Down, BT34 1TP



Offers Over £225,000

New to the market!

Offering new to the market this well presented three bedroom semi-detached house family home which the current owner has occupied for approximately 9 years. The property has been well-maintained and is situated in a family friendly development just off the Belfast Road, Newry.

Internally, the property boasts an entrance hall with tiled flooring and carpet on the stairwell. The lounge is located to the front of the property and has wooden flooring with a feature fireplace and open fire. The spacious kitchen/dining area is located to the rear of the property and has tiled flooring with a range of upper and lower level units and integrated hob, oven and microwave. There are double doors leading to the rear decking and garden area. The utility room is adjacent to the kitchen and has a range of units and is plumbed for a washing machine and tumble drier. There is also a separate w.c. on this level. On the first floor, there are three well-proportioned bedrooms (one with en-suite shower room) and the main bathroom has a three-piece suite and separate fully tiled shower cubicle. There is also a walk in hot press on the first floor and access to the fully floored roofspace is via slingsby ladder. The property further benefits from oil fired central heating and triple glazing.

Externally the property has gardens laid in lawns to the front with timber decking to the rear. Side boundaries have timber fencing and to the front there is ample parking and a tarmac driveway.

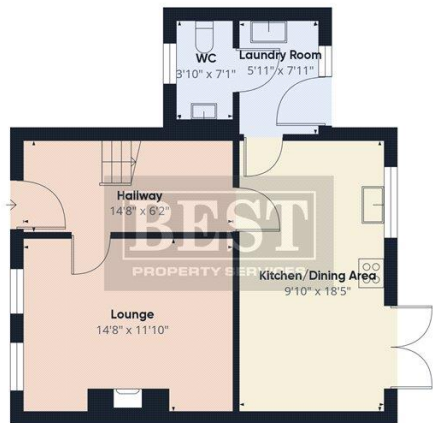
This property would suit many discerning buyers looking for a spacious family home in an excellent location and early viewing is highly recommended to appreciate all this property has to offer!

- EXCELLENT THREE BEDROOM SEMI DETACHED HOME JUST OFF THE BELFAST ROAD, NEWRY
- Ground Floor Accommodation: Entrance Hall, Lounge, Kitchen/Dining Area, Utility Room, Separate W.C.
- First Floor Accommodation: Landing, Walk in Hotpress, Three generous sized Bedrooms (One with Ensuite Shower Room), Family Bathroom.
- Oil Fired Central Heating. Triple Glazed Windows.
- Gardens to the front laid in lawns. Beautiful Decking Area to the Rear. Tarmac Driveway with ample parking for several cars.

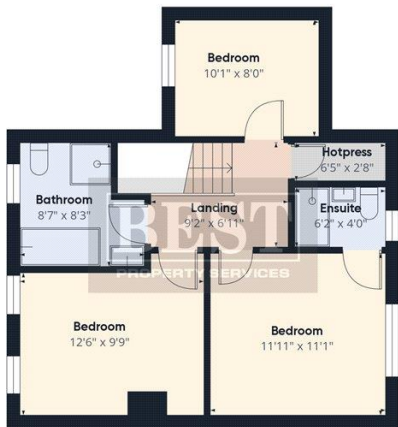




Floorplan



Ground Floor



Floor 2

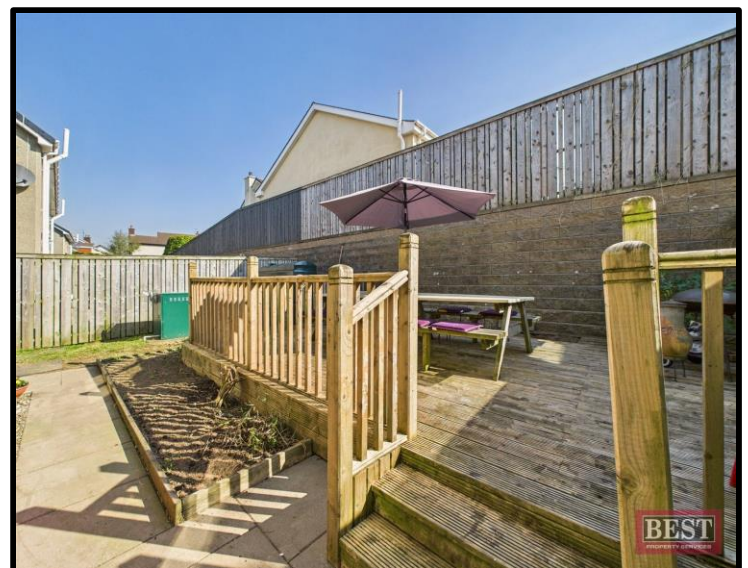
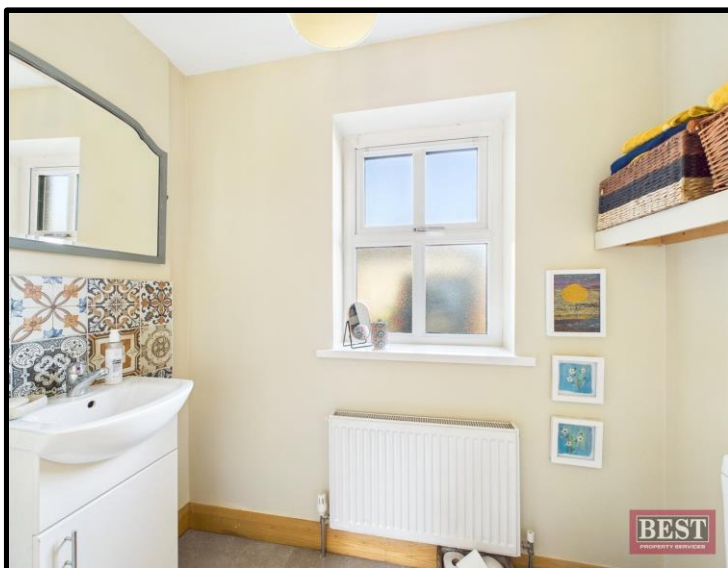
Approximate total area⁽¹⁾
1017.73 ft²

(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 are based on RICS IPMS 3C standard.

GIRAFFE360





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.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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