

## 20 Kilvarragh, Newry, Co. Down, BT35 8XD



**Asking Price £374,950**



## NEW TO THE MARKET!

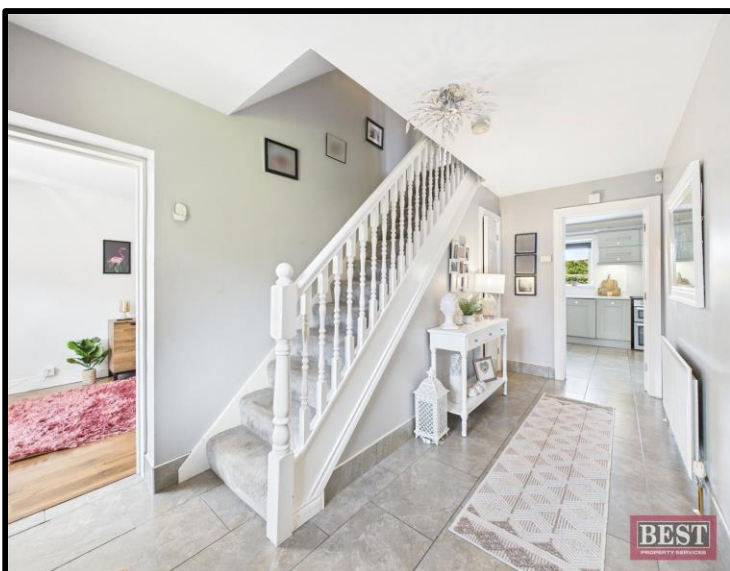
We are delighted to offer new to the market this excellent 4 Bedroom Detached Family Residence situated within the ever-popular Kilvarragh Development, Located just off the highly sought after Dublin Road and within just a couple of minutes' drive to the main Belfast/Dublin A1-N1 Dual Carriageway with the additional benefit of being within easy walking distance of Newry City Centre, Shopping Precinct and all local amenities.

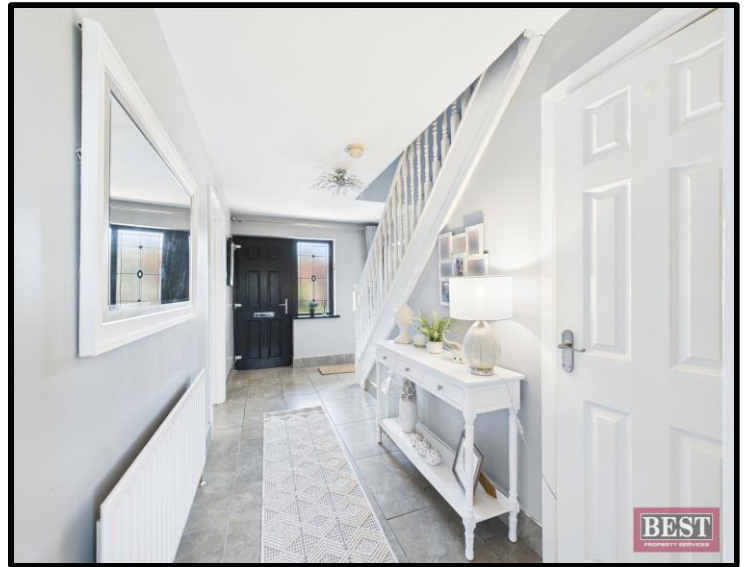
Offering generous family accommodation over two levels. The property comprises on the ground floor of a welcoming Entrance Hall with tiled flooring and understair storage. The Lounge is located to the front of the property and has wooden flooring and a decorative fireplace with open fire and bay window. The Living Room is also located to the front of the property and has laminate wooden flooring. To the rear you will find the Kitchen/Dining area which has a range of upper and lower level modern fitted units with granite worktops and splash back, with a space for a freestanding cooker and fridge freezer. Double doors lead to a beautiful Sun Room which has tiled flooring and feature brick to walls. Double doors also lead to the front paved patio area. The Utility Room is adjacent to the Kitchen and has a range of upper and lower level units with a single drainer sink and is plumbed for a washing machine and tumble drier with access to the rear of the property. On the First Floor there is a walk in Hotpress and there are 4 well-proportioned Bedrooms (One with an Ensuite Shower Room and three piece suite) and the Family Bathroom with a white three piece suite and separate shower cabin is also located on this level.

No. 20 is ideally located on a large corner plot with attractive grounds to the front, side and rear which are laid in lawn with a variety of mature plants and shrubs and paved patio area. Timber fencing and hedging line the side and rear boundaries and the tarmac driveway provides ample car parking for several cars.

This home has a wealth of accommodation and is within proximity to many local amenities and main arterial routes. Viewing is highly recommended!

- IMPRESSIVE FOUR BEDROOM DETACHED FAMILY HOME LOCATED JUST OFF THE DUBLIN ROAD, NEWRY
- Ground Floor Accommodation: Entrance Hall, Lounge, Living Room, Kitchen/Dining Area leading to Sun Room. Utility Room, Separate W.C.
- First Floor Accommodation: Landing with access to roofspace, Walk in Hotpress, Four Double Bedrooms (one with Ensuite Shower Room), Family Bathroom.
- Oil Fired Central Heating. Pvc Double Glazing.
- Large corner site with gardens laid in lawns with mature plants and shrubs. Patio area to the side. Timber fencing and hedging to side and rear boundaries.

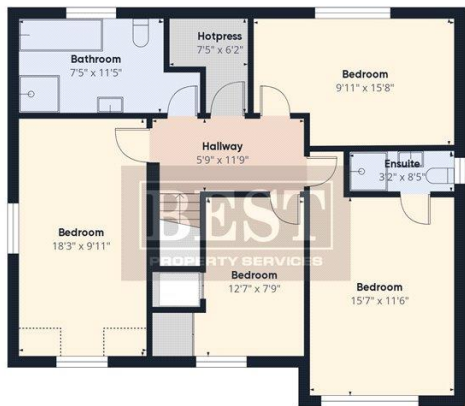




# Floorplan



Ground Floor



Floor 2

Approximate total area<sup>®</sup>  
1956.55 ft<sup>2</sup>  
Reduced headroom  
12.76 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

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









## **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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@\_BESTproperty

Tel: 028 3026 6811

[info@bestpropertyservices.com](mailto:info@bestpropertyservices.com)

[bestpropertyservices.com](http://bestpropertyservices.com)