

52 Park View, Cloughoge, Co. Down, BT35 8LX



Offers Over £195,000

EXCELLENT THREE BEDROOM DETACHED CHALET BUNGALOW LOCATED WITHIN A HIGHLY SOUGHT AFTER DEVELOPMENT

Introducing new to the market this beautifully presented three bedroom detached family home located in the ever popular Park View, Cloughoge residential development which is located just off the Forkhill Road in Newry and a 2 minute drive from the A1/N1, perfect for anyone needing to commute.

The property consists of a welcoming entrance hall with under stair storage. The lounge is located to the front of the home and has a feature fire surround with a wood burning stove. To the right of the entrance hall you will find bedroom one. Following through to the rear of the property there is an open plan living/dining room which also has a wood burning stove linked to a back boiler. Adjacent to the dining area you will find the beautifully designed kitchen which has a range of upper and lower level solid units with breakfast bar and quartz worktops and a large larder cupboard and wine cooler. There is space for a freestanding cooker and fridge freezer. Adjacent to the living space you will find a utility area with plumbing for a washing machine and a separate fully tiled w.c. with a two piece suite.

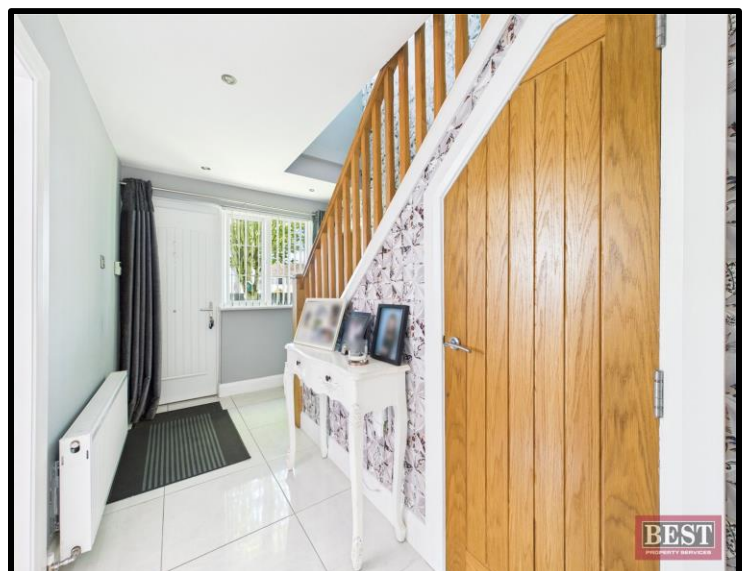
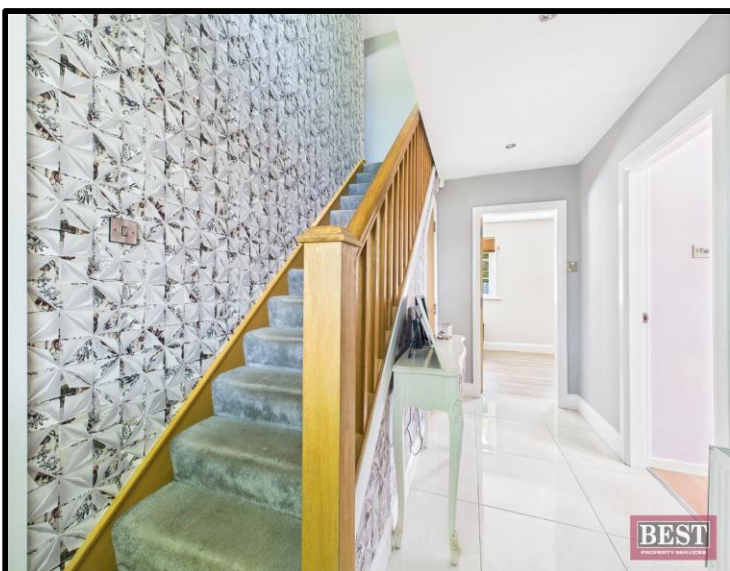
On the first floor there are two double bedrooms and the family bathroom which consists of a three piece suite and separate fully tiled shower cubicle. There is also ample storage on the first floor.

Externally to the front and sides there is a tarmac driveway with timber fencing to boundaries. The front of the house has lawns with shrubs and to the rear you will find a beautiful patio/barbecue area with a garden room which has a wood burning stove and separate w.c. In addition there is a utility store which is plumbed for a washing machine and tumble drier.

This well maintained family home would make an ideal purchase for either a first time buyer or buyers wishing to downsize.

Viewing is highly recommended!

- BEAUTIFUL THREE BEDROOM DETACHED DORMER BUNGALOW LOCATED A SHORT DISTANCE OFF THE FORKHILL ROAD IN NEWRY.
- Entrance Level Accommodation: Entrance Hall, Lounge, Bedroom 1, Dining/Living Area, Kitchen/Dining Area, Utility Room, Separate W.C.
- First Floor Level Accommodation: Two Double Bedrooms, Family Bathroom, storage space in eaves.
- Intruder alarm installed.
- Garden Room to the rear with fitted wood burning stove and separate w.c. Store to the rear with plumbing for a washing machine and tumble drier.
- Tarmac driveway to the front, sides and rear.
- Timber fencing to the front, side and rear.



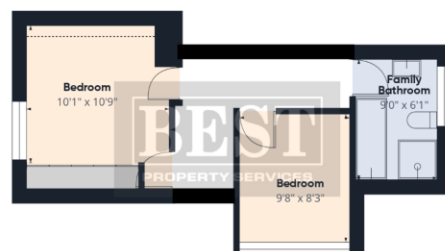




Floorplan



Ground Floor



Floor 2

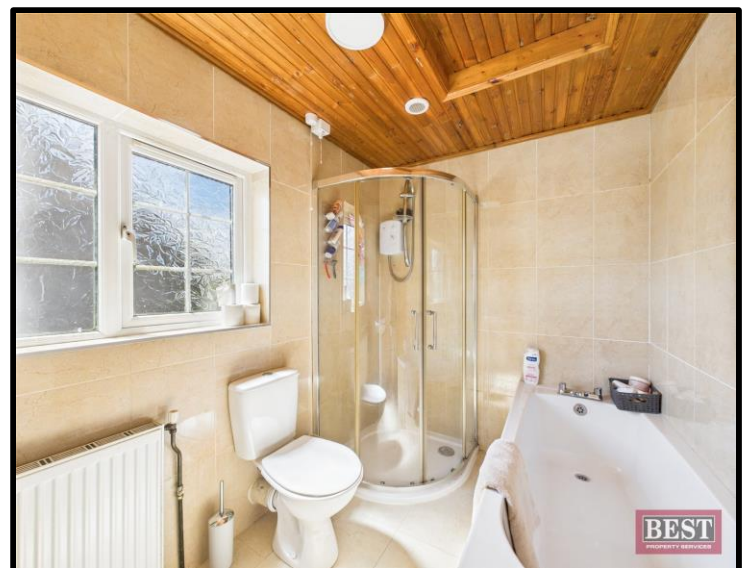
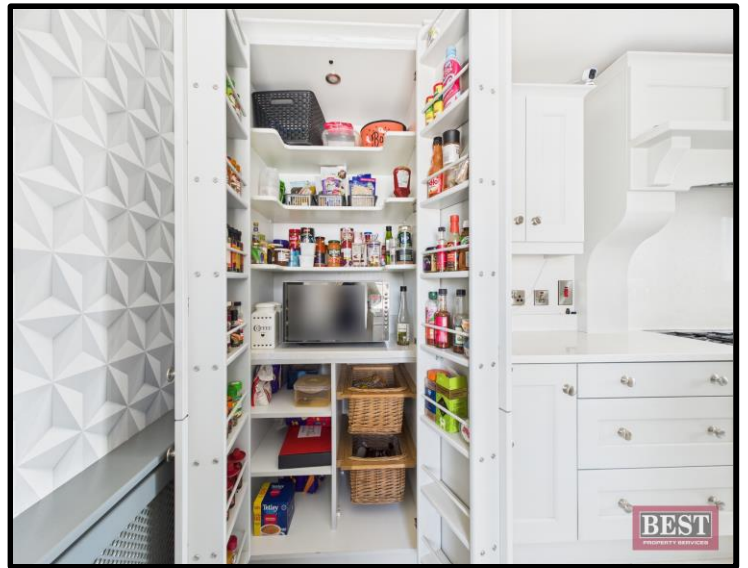
Approximate total area⁽¹⁾
1087 ft²
Reduced headroom
7 ft²

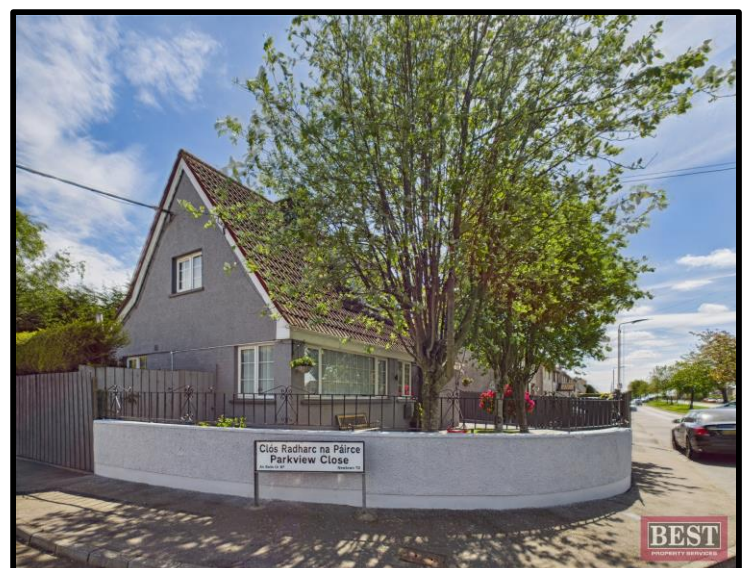
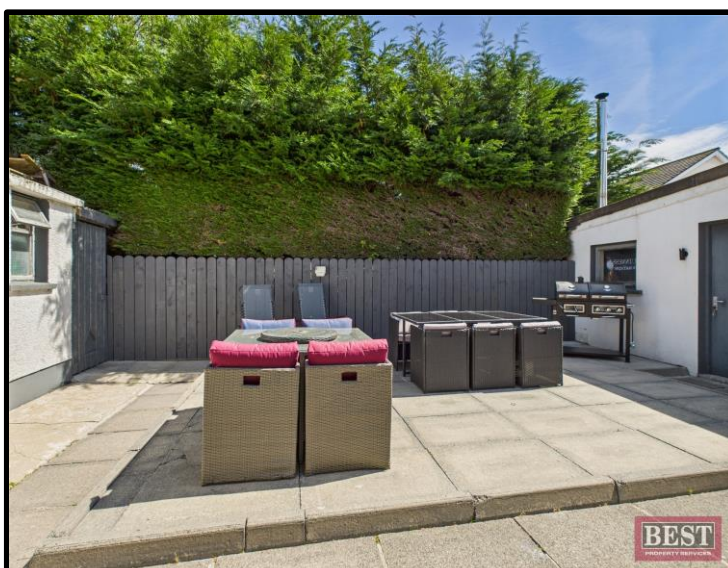
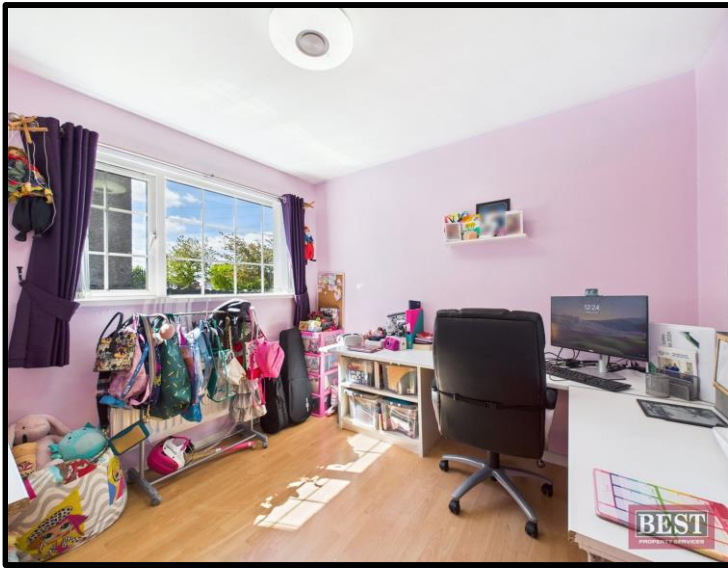
(1) Excluding balconies and terraces

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.

GIRAFFE 360





Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	43 E	
21-38	F		
1-20	G		

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.

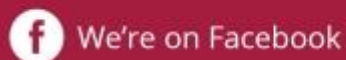
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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