

45 Carnagh Park, Newry, BT34 2QR



Asking Price £155,000

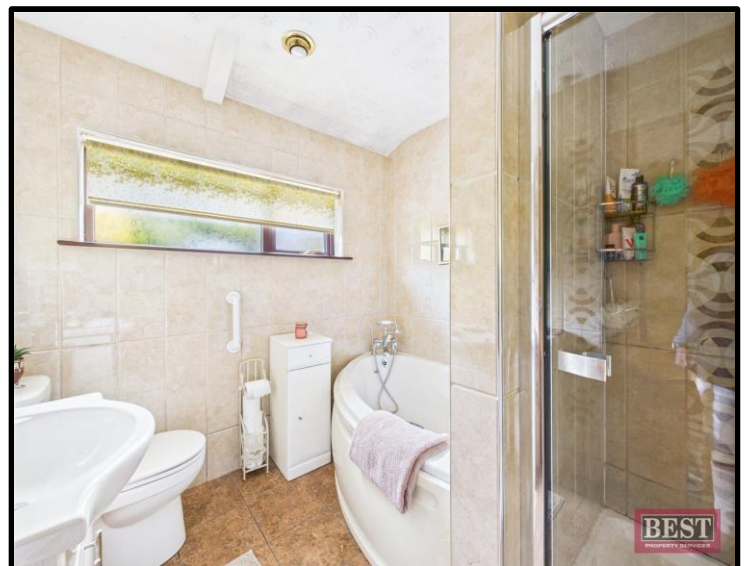
Welcoming new to the open market, this three bedroom end of terrace townhouse which will appeal to first time buyers and investors alike. Offering living and bedroom accommodation over two floors this split level property is positioned in a quiet location just off the Old Warrenpoint Road in Newry City Centre.

On entrance level the accommodation comprises of 2 double bedrooms with a bank of built in wardrobes and drawers in both with laminate flooring. The stairs leading to the mezzanine level are carpeted and you will find an entrance hall accessible also via the rear of the property. The kitchen/dining area has a range of upper and lower level units with electrical appliances included and has tiled flooring and partial wall tiling. The family bathroom is located on this level and has a three piece suite and separate shower cubicle. Bedroom three is also located on this level and has a bank of built in wardrobes and drawers. In addition there is a large storage cupboard and a separate utility space. The Lounge is located to the front of the property and has wooden flooring and a faux fireplace with ceiling coving.

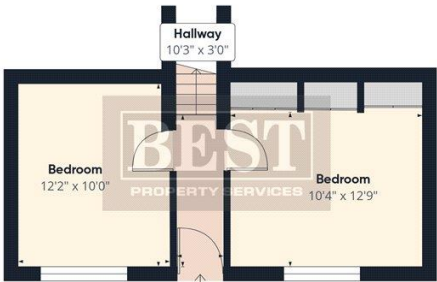
Externally there is an enclosed garden laid in lawn to the front and to the rear there is shrubs and plants. Conveniently located within the catchment area for local schools, and there are many local amenities within close proximity as well as transport links into the City.

- EXCELLENT END OF TERRACE TOWNHOUSE FOR SALE
- Ground Floor Accommodation: Entrance Hall, Two Double Bedrooms.
- First Floor Accommodation: Lounge, Kitchen/Dining Area, Utility Space, Family Bathroom, Double Bedroom.
- Oil Fired Central Heating. Pvc Double Glazing.
- Gardens to the rear with shrubs and plants with access to parking at the rear.
- Gardens to the front laid in lawn.





Floorplan



Approximate total area⁽¹⁾
924 ft²

Ground Floor



Floor 2

(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.



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		45 E
21-38	F	24 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.

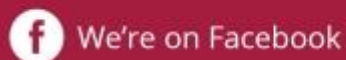
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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