

## 8 Ravens Glen, Newry, BT35 8GQ



**Asking Price £239,950**



We are delighted to welcome new to the market!

This beautifully presented Four Bedroomed Semi-Detached family home is presented in excellent order throughout with great attention to detail. The property is very low maintenance and is likely to appeal to those seeking a well finished home within a family friendly development and within easy access to Local Schools, Newry City and A1-N1.

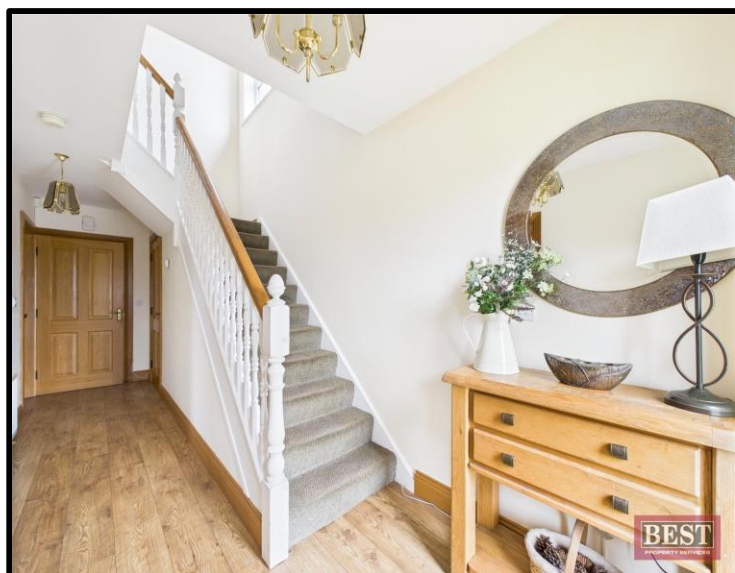
Internally the property consists of on the Ground Floor a bright spacious Entrance Hall, the Lounge is located to the front of the house and has a wood burning stove with a back boiler. Double doors lead to the open plan Kitchen/Dining Area which has a range of upper and lower level units with electrical appliances included and double doors lead to the south facing rear garden and patio. The Utility Room is adjacent to the Kitchen and has plumbing for white goods. There is also a Separate W.C. on this level.

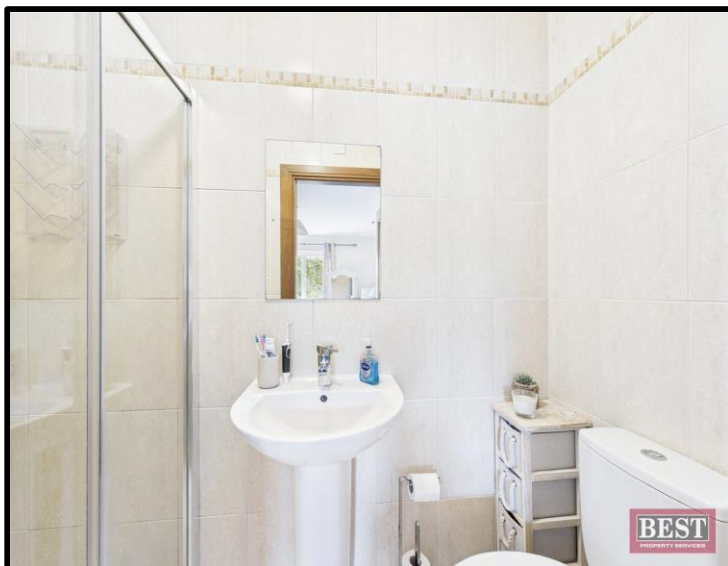
On the First Floor there are 4 generous sized bedrooms with carpet flooring with the main bedroom having an ensuite shower room with a three piece suite. The Family Bathroom has a white three-piece suite and separate shower cubicle and is fully tiled.

Externally there are gardens laid in lawn to the front with tarmac driveway providing ample parking and an enclosed garden to the rear laid in lawn with timber fencing to boundaries with the benefit of having a beautiful patio area.

Viewing is highly recommended!

- FANTASTIC FOUR BEDROOM FAMILY HOME IN AN EXCELLENT LOCATION
- Ground Floor Accommodation: Entrance Hall, Lounge, Kitchen/Dining Area, Utility Room, Separate W.C.
- First Floor Accommodation: Four generous sized Bedrooms (one with Ensuite Shower Room), Family Bathroom.
- Oil Fired Central Heating. PVC Double Glazing.
- Ample parking to the front of the property. Gardens laid in lawn to the rear with paved patio area.
- Access to roofspace via slingsby ladder. Intruder alarm installed.
- Viewing highly recommended!

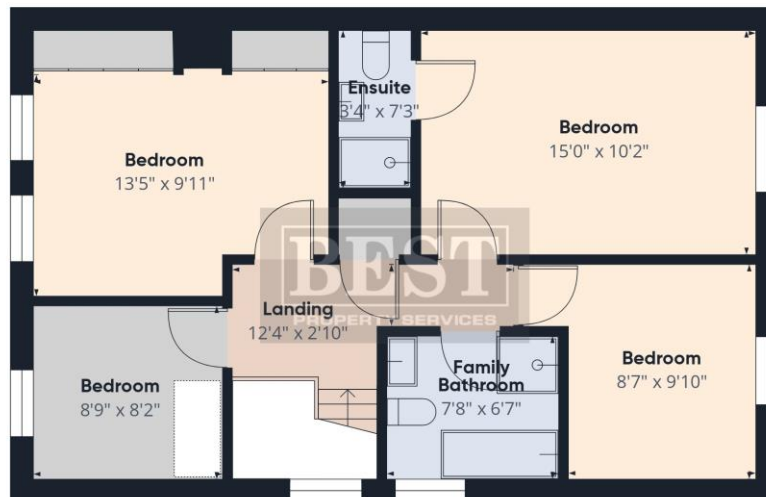




# Floorplan



Ground Floor

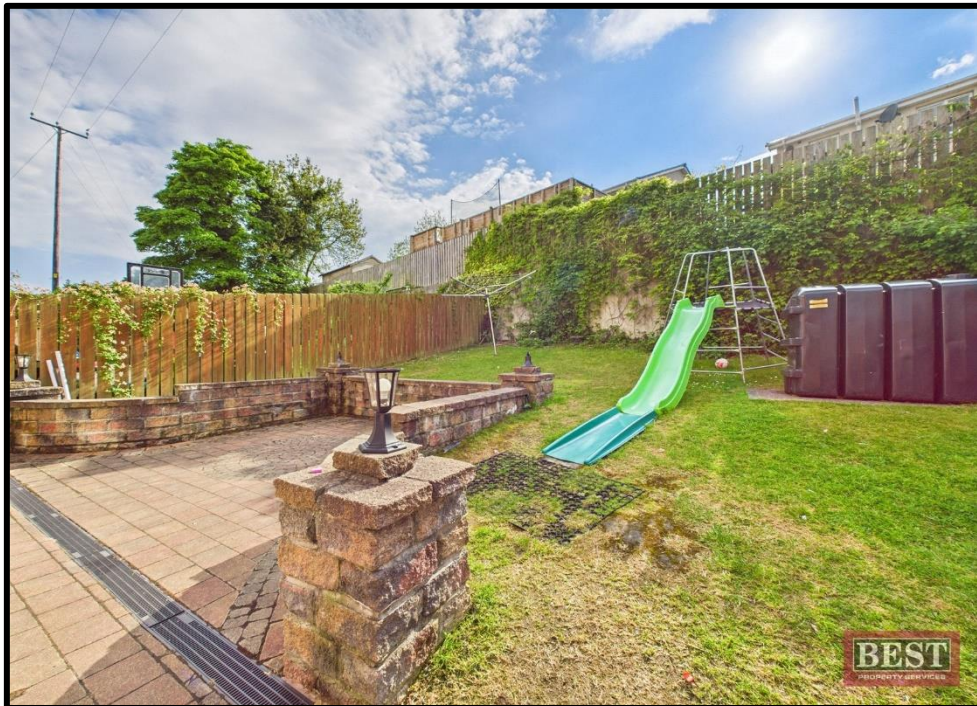


Floor 2









## **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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