

## 3 Bavan Heights, Mayobridge, BT34 2GU



**Asking Price £195,000**

## EXCELLENT FIVE BEDROOMED TOWN HOUSE WITH ACCOMMODATION OVER THREE FLOORS

We are delighted to welcome new to the open market this spacious Town House which has been occupied by the current vendor for approximately 20 years and is situated within walking distance of Mayobridge Village and all amenities, and within close proximity to transport links and local Schools.

On the ground floor the accommodation comprises of a spacious entrance hall with wood flooring and the lounge is located to the right hand side and consists of a feature bay window, wooden flooring and feature fireplace with an open fire and decorative inset. Double doors lead to the kitchen/dining area which hosts a range of upper and lower level units and breakfast bar. The dinette has double doors leading to the rear yard. Also on this level there is a separate w.c.

On the first floor, there are three generous sized bedrooms (one of which has an ensuite shower room & dressing room) The family bathroom is located on this level and consists of a three piece suite with shower over bath.

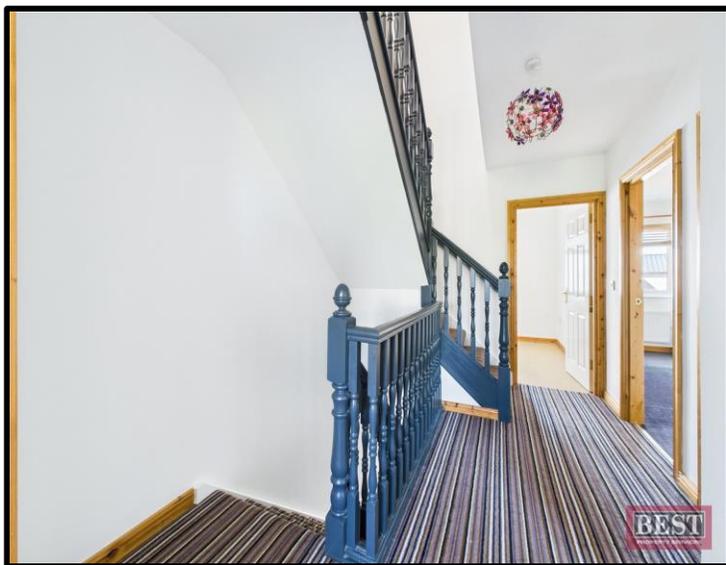
On the second floor you will find two double bedrooms both with carpet flooring.

Externally, the property has a yard to the rear with timber shed which is plumbed for a washing machine and tumble drier. In addition there is bin access to the side and ample car parking is available to the front of the property. Timber fencing to external boundaries.

This beautiful home is spacious and has been very well maintained, making it perfect for a first time home owner.

- EXCELLENT FIVE BEDROOM TOWNHOUSE FOR SALE
- Entrance Level Accommodation: Entrance Hall, Lounge Open Plan to Kitchen/Dining Area. Separate W.C.
- First Floor Level Accommodation: Three generous sized Bedrooms (One of which has an Ensuite Shower Room & Dressing Room), Family Bathroom.
- Second Floor Level Accommodation: Two Double Bedrooms.
- Oil Fired Central Heating. Pvc Double Glazing.
- Paved area to the rear. Utility Store plumbed for washing machine and drier. Bin access to the side.
- Ample off street parking.
- Carpets and blinds included within sale.





# Floorplan



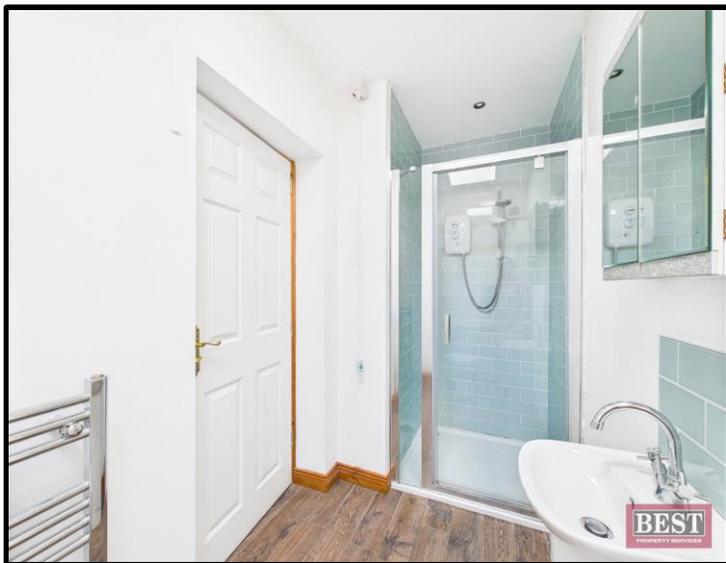
Ground Floor



Floor 2



Floor 3





# 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.

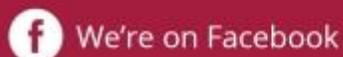
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

## 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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