

24 Brannock Meadows, Poyntzpass, BT35 6UD



Asking Price £169,950

New to the market!

We are delighted to welcome new to the market this well presented 3 Bedroomed Mid Terrace Town House which is situated within the Village of Poyntzpass. This property is very low maintenance and is likely to appeal to those seeking a well finished home within a family friendly development.

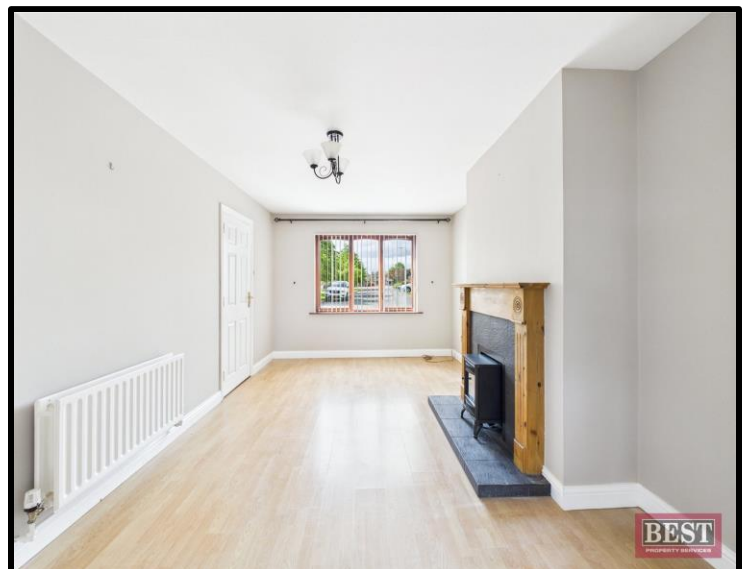
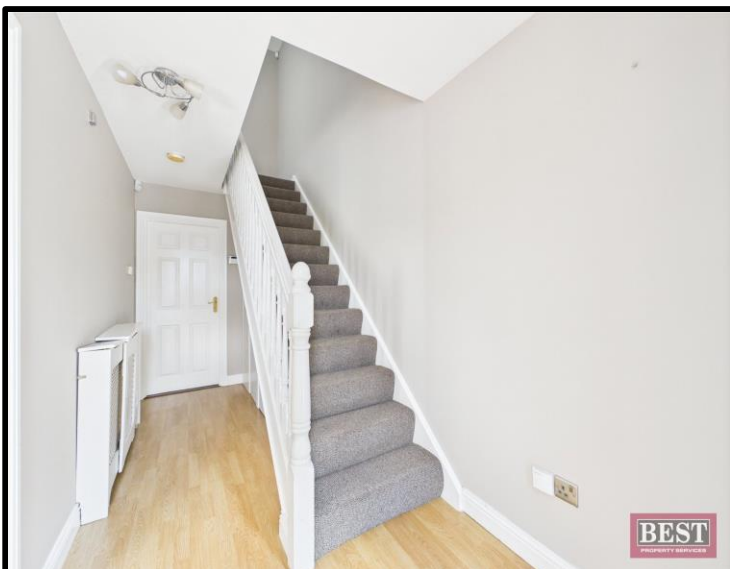
Internally the property consists of on the Ground Floor a bright spacious Entrance Hall with laminate flooring and under stair storage. The Lounge is located to the front of the property and has a pine surround fireplace with an open fire and double doors lead to the open plan Kitchen/Dining Area which has a range of upper and lower level units and access to the rear paved yard. On the First Floor there are 3 generous sized bedrooms all of which consist of built in wardrobes/cupboards. The Main Bedroom has a walk in wardrobe. The Family Bathroom is located to the rear of the property and has a white three-piece suite.

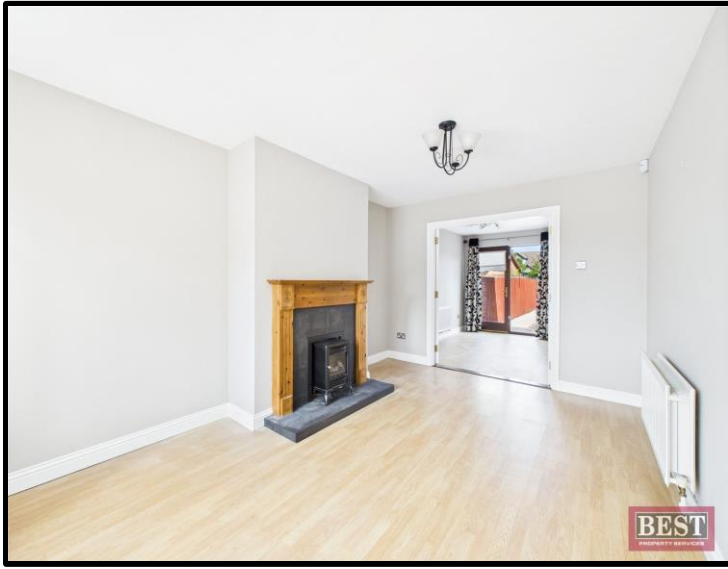
Externally there is a paved driveway to the front with an enclosed yard to the rear with a variety of plants and timber fencing to boundaries along with a timber shed.

Located in the scenic village of Poyntzpass this semi detached family home would be suitable for first-time buyers looking to get on the ladder or a property investor. Brannock Meadows is approx. 20 minutes drive to Newry and approx. 15 minutes to Banbridge. It also offers a short 2 minute walk to the Train station which is situated on the Newry to Belfast line offering daily commuter trains to and from Belfast.

Viewing is highly recommended.

- EXCELLENT THREE BEDROOM MID TOWN HOUSE FOR SALE
- Ground Floor Accommodation comprises: Entrance Hall, Lounge, Kitchen/Dining Area.
- First Floor Accommodation comprises: Three Bedrooms, Family Bathroom.
- Oil Fired Central Heating. Double Glazing.
- Fully Installed Intruder Alarm, recently serviced by a PIPS Security who are a certified and fully accredited alarm company.
- Paved parking area to the front.
- Paved yard to the rear with timber fencing to boundaries and bin access.
- Timber shed to the rear.

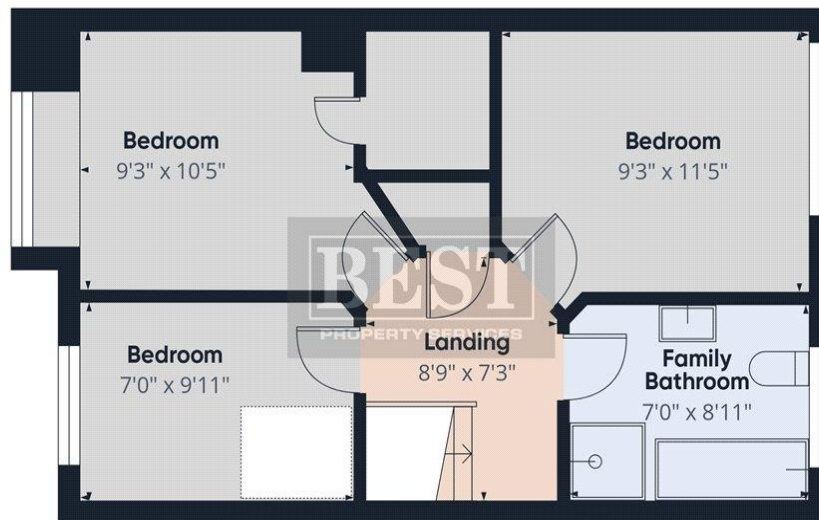




Floorplan



Ground Floor



Floor 2



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	73 C
39-54	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.

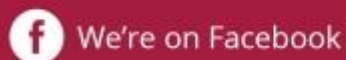
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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