

12 Newry Road, Crossmaglen, BT35 9HH



Guide Price £375,000

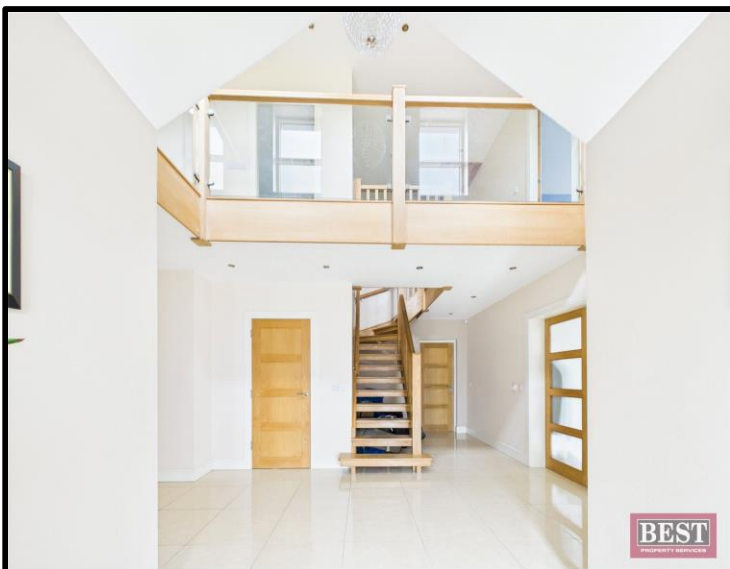
SPLENDID DETACHED FAMILY HOME ON APPROX. 0.8 ACRES

This exceptional Family Home sits on a large countryside plot located a couple of minutes' drive to Crossmaglen and approximately 25-30 minutes' drive to Newry City Centre, an ideal home for a growing family.

The property consists of on the ground floor a welcoming entrance hallway with tiled flooring and a cloakroom. Double doors lead to the lounge which has an opening for a fireplace and is located to the front of the house. To the rear of the lounge, you will find a family room/games room with wooden flooring and double doors lead to the rear. To the left of the hallway you will find an open plan kitchen/dining area with a range of solid upper and lower level units and space for electrical appliances with double doors to the rear of the property. On the lower level of the dinette you will find the living room which has tiled flooring and an open fire. Adjacent to the kitchen you will find the utility room which has a range of upper and lower level units with plumbing for white goods and access to the rear of the property. The fully tiled shower room is adjacent to the utility room and consists of a three piece suite with an electric shower. The boiler room is also located on this level. The lounge is located to the left hand side and is currently in use as a home office. The right hand side of the hallway leads to an open plan kitchen/dining room with a host of upper and lower level units with integrated appliances. Adjacent to the kitchen there is a fully fitted utility room with access to the rear. On the first floor there are 4 double bedrooms. The main bedroom has the benefit a fully fitted dressing rooms and an ensuite shower room. The family bathroom is also located on this level and is fully tiled with a three piece suite and separate shower cubicle. There is also a walk in hotpress on this level. Externally the property has a stoned driveway with gardens laid in lawn. The separate garden room is located to the front of the property and would be very useful for a variety of purposes with the added benefit of having electric and plumbing installed. To the rear of the property there is a concrete base for a future garage/store.

Viewing is highly recommended for this beautiful home.

- EXCEPTIONAL FOUR BEDROOM FAMILY HOME ON APPROX. 0.8 ACRES
- Entrance Level Accommodation: Entrance Hall, Cloak Room, Lounge, Games Room/Family Room, Kitchen/Dining Area, Living Room, Laundry Room, Boiler Room, Shower Room.
- First Floor Level Accommodation: Four Double Bedrooms, Main Bedroom consists of a Dressing Room and Ensuite Shower Room, Family Bathroom, Hotpress.
- Oak internal doors and stairs with glass balustrades on stairs to the first floor
- Air Source Heat Pump System. Triple Glazing.
- Gardens laid in lawn to the front, side and rear.
- Garden Room to the front of the property with electric and plumbing installed.
- Concrete base to the rear for future construction of a garage/store.

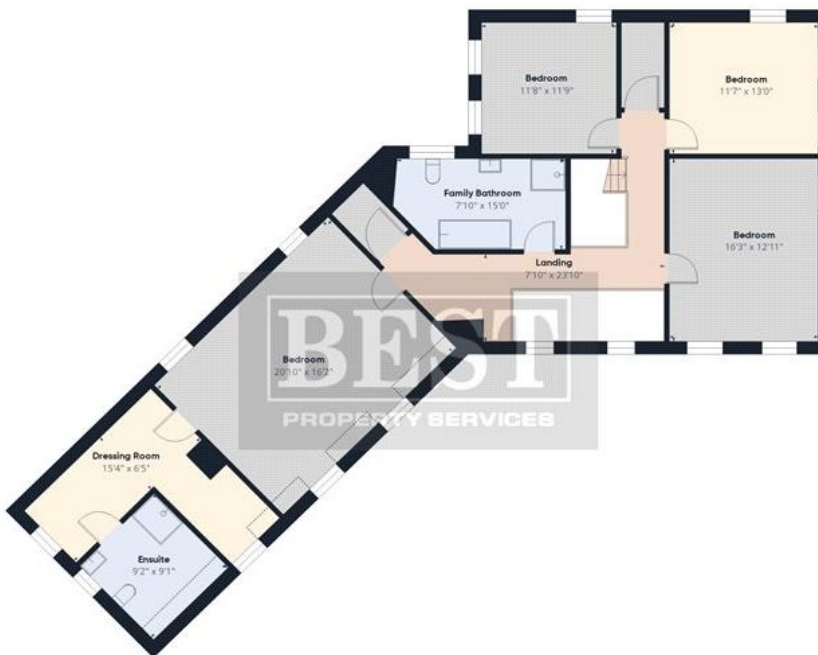




Floorplan



Ground Floor Building 1



Floor 2 Building 1











Key to folio labels:
a - AR116562

with some mean about the location of the lands nominated in the fully listed above.

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Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
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

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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.

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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.

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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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