

## 15 Martins Lane, Newry, County Down, BT35 8PJ



**Asking Price £360,000**

Welcoming new to the market this well presented four bedroom detached bungalow sitting on an elevated site in a sought after residential area of Newry

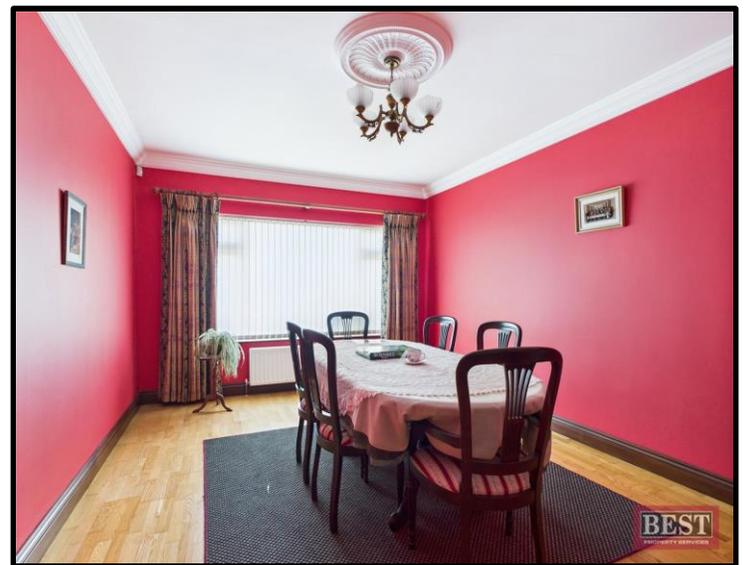
The accommodation comprises of an entrance porch hallway with tiled flooring, ceiling coving and separate w.c. Leading through to the inner hallway which has wooden flooring and ceiling coving. There are four bedrooms all with carpet flooring and the main bedroom has an ensuite shower room. The family bathroom is located to the rear and has a three piece suite and shower attachment over the bath. The home office is located to the front of the property and has carpet flooring. The dining room is situated to the front of the property and has wooden flooring with ceiling coving and the adjacent lounge has a feature fireplace with open fire which overlooks the gardens to the front side and rear. The kitchen/dining area is to the side and rear of the property and has a range of upper and lower level units with integrated appliances included. Adjacent to the kitchen in the rear hallway, you will find the utility room which has a range of upper and lower level units and a separate w.c. and storage cupboard. The integral garage is also accessible via the rear hallway.

Externally, the property sits on an elevated site extending to approximately 0.7 acres with extensive lawns with shrubs and excellent views over Newry City. The driveway is tarmaced and provides space for several cars, with a patio space to the rear of the property along with fencing around the boundaries.

Viewing is highly recommended!

- EXCELLENT FOUR BEDROOM DETACHED BUNGALOW WITH INTEGRAL GARAGE SITUATED ON AN EXTENSIVE SITE EXTENDING TO APPROXIMATELY 0.7 ACRES
- Accommodation comprises: Entrance Porch, Entrance Hall, Separate W.C., Lounge, Dining Room, Kitchen/Dining Area, Four Bedrooms (one with Ensuite Shower Room), Home Office, Utility Room, Rear Hallway W.C., Boiler Room, Integral Garage.
- Oil Fired Central Heating. Pvc Double Glazing. Intruder Alarm installed.
- Mahogany internal doors, skirting and architraves.
- Extensive gardens laid in lawn to the front side and rear with a variety of plants and shrubs.
- Integral Garage.
- Tarmac Driveway.
- Carpets & Blinds included within sale.

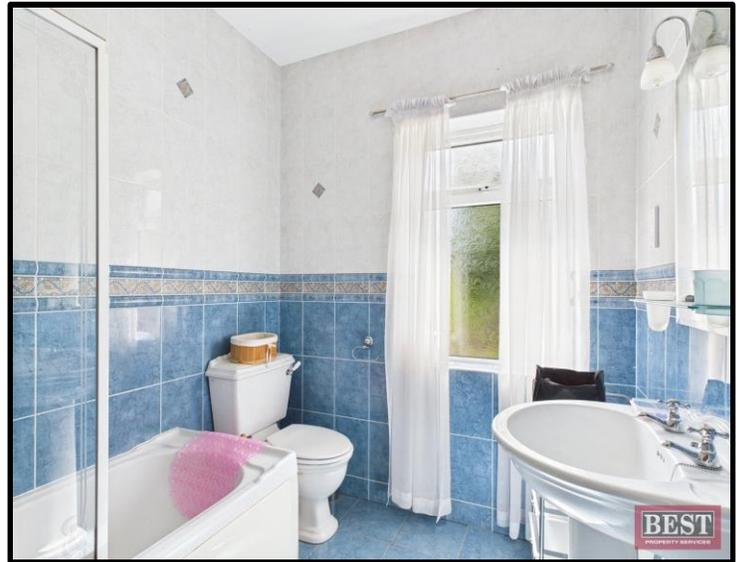




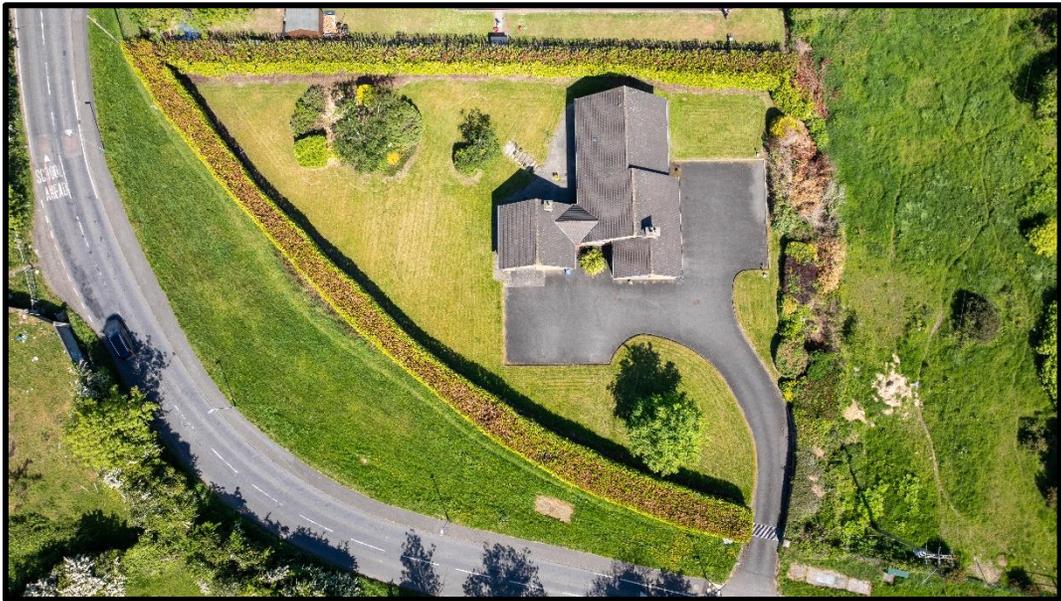


## Floorplan









# 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.

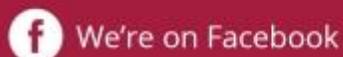
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

## 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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