

## 47 Old Warrenpoint Road, Newry, BT34 2PN



**Guide Price £349,000**

We are delighted to introduce new to the market a well-kept and maintained four bedroom family home situated on a private site extending to approx. 0.4 acres fronting the Old Warrenpoint Road, Newry.

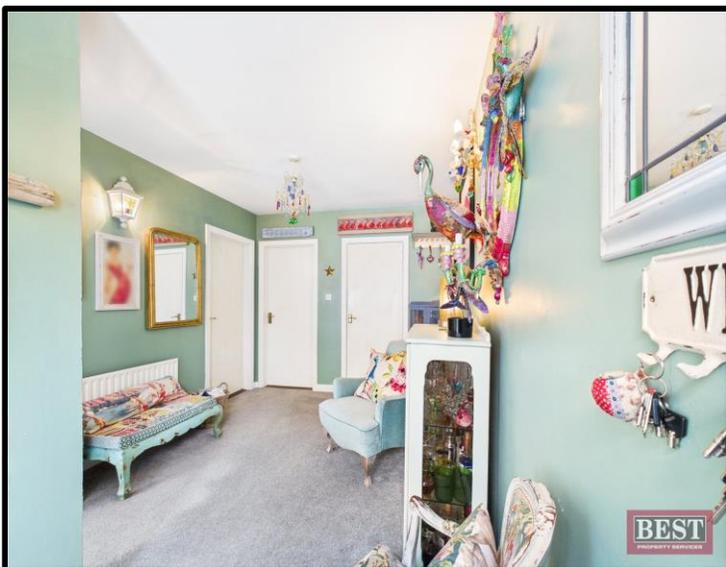
This detached family home consists of a welcoming entrance hall with carpet flooring with cloakroom and walk in hotpress. To the front of the property you will find a spacious lounge with wood burning stove and carpet flooring. To the rear of the hallway you will find the open plan kitchen/dining area which has a full range of upper and lower level units and electrical appliances with plenty of space for a family sized dining table. The utility room is adjacent to the kitchen and has a range of units and separate w.c.

There are four double bedrooms and the main house bathroom consists of a three piece suite with a separate shower cubicle and vanity unit. In addition, there is a bright spacious living room which is located to the front of the house with double doors leading to the front patio and garden.

Externally to the rear of the house there is a large patio area which is perfect for outdoor dining that leads onto the rear landscaped lawn which is surrounded by shrubs, plants and flower beds and a garden room. In addition, there is a summer house and lean to store room suitable for a variety of uses. There is a tarmac driveway to the front and side with room for several cars and a carport with external lighting. Additionally, there is a block built home office/studio and office to the side of the property which is ideal for home office working.

This beautiful property would make an exceptional family home for a growing family.

- EXCEPTIONAL FOUR BEDROOM DETACHED BUNGALOW ON APPROXIMATELY 0.4 ACRES
- Entrance Hall, Lounge, Open Plan Kitchen/Dining Area, Living Room, Four Double Bedrooms, Utility Room, Family Bathroom, Cloakroom, Walk in Hotpress, Separate W.C.
- New windows and external doors recently installed.
- Large private landscaped gardens to the front and rear of the property with Patio Area, Summer House, Play House, Store Room. Car Port.
- Tarmac Driveway with ample parking for several cars.
- Detached Home Office & Studio suitable for a variety of uses.
- Oil Fired Central Heating. Pvc Double Glazing.

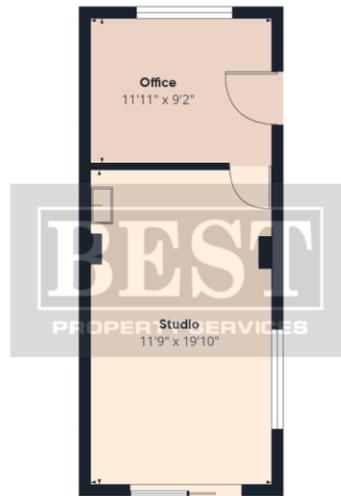




# Floorplan

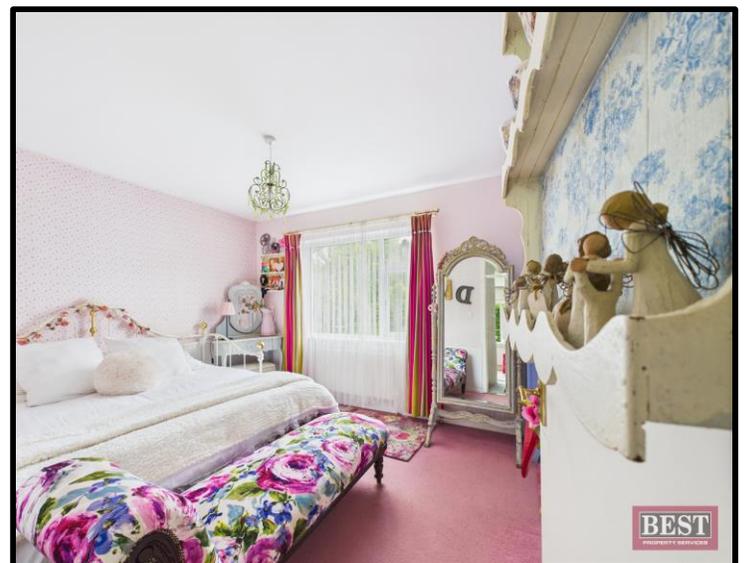


Floor 1 Building 1



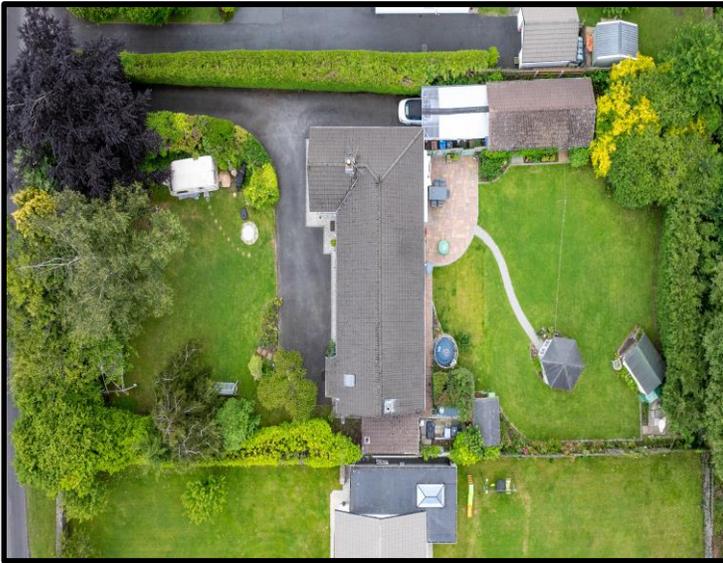
Floor 1 Building 2











# Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	63 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

**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.

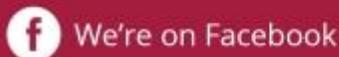
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

**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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