

RS.25.088

5 Park View, Cloughoge, BT35 8LU



Guide Price £185,000

EXCELLENT THREE BEDROOMED SEMI-DETACHED HOME IN A HIGHLY SOUGHT AFTER AREA FRONTING THE FORKHILL ROAD, NEWRY

Introducing 5 Park View, Cloughoge, a beautifully maintained three-bedroom semi detached family home, perfectly positioned fronting the Forkhill Road. The property, which has recently been extended offers a stylish and practical living environment, ideal for families.

The welcoming hallway is tiled throughout with wall panelling and modern spotlights, creating a bright and inviting entrance. To the right of the hallway, the living room benefits from tiled flooring and a feature fireplace with a wood-burning stove. Adjacent to this is a second reception room with wooden flooring and spotlights which would be ideal as a games room or home office.

The downstairs bathroom is fully tiled and fitted with a shower, toilet and wash hand basin, complemented by contemporary spotlights.

At the back of the property you will find the Kitchen, with a range of upper and lower units, a central kitchen island, quartz worktops, and integrated appliances including a built-in cooker, microwave, and dishwasher. There is ample space for a freestanding fridge freezer. The utility room features tiled flooring, plumbing for a washing machine and tumble dryer, a sink, upper and lower units, and the rear garden is accessed via a composite door.

Upstairs, the landing is carpeted with wall panelling and offers access to the roof space. The main bedroom is located at the front of the property with carpet flooring and a built in storage closet. There are a further two bedrooms to the rear of the home with carpet flooring and an additional room to the front of the property, currently used as a walk-in wardrobe with wooden flooring, which could also be used as a home office.

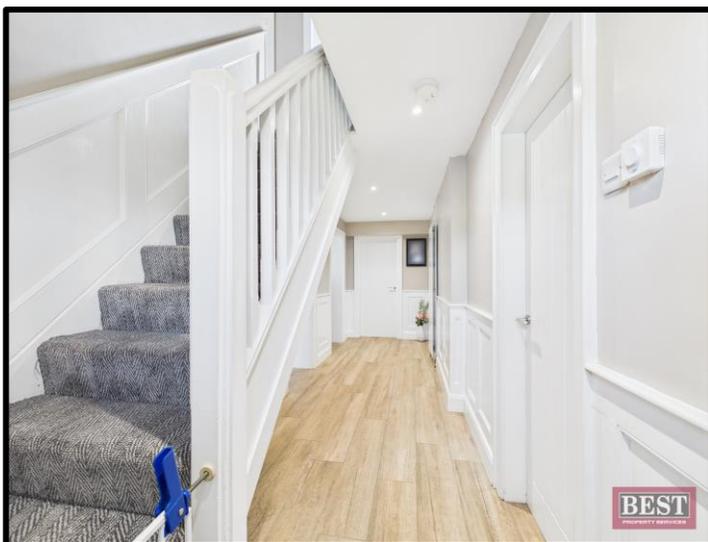
The family bathroom has tiled flooring with wall panelling and is fitted with a toilet, freestanding bath, and a sink with storage beneath, all illuminated by stylish spotlights.

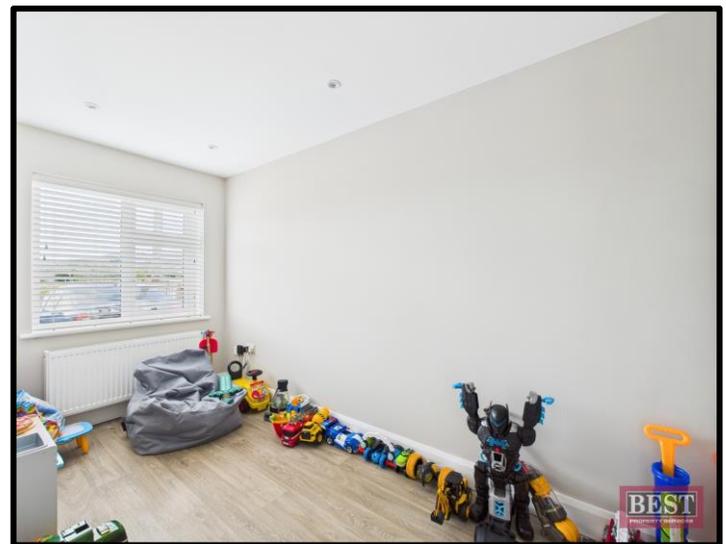
Externally to the front of the property, there is a paved driveway and lawn surrounded by timber fencing. The rear garden is paved and lawned with timber fencing and features a side entrance suitable for bins, ensuring practical outdoor living and storage.

This well-appointed home in Park View offers an excellent opportunity for families and those looking to settle in a desirable and convenient location.

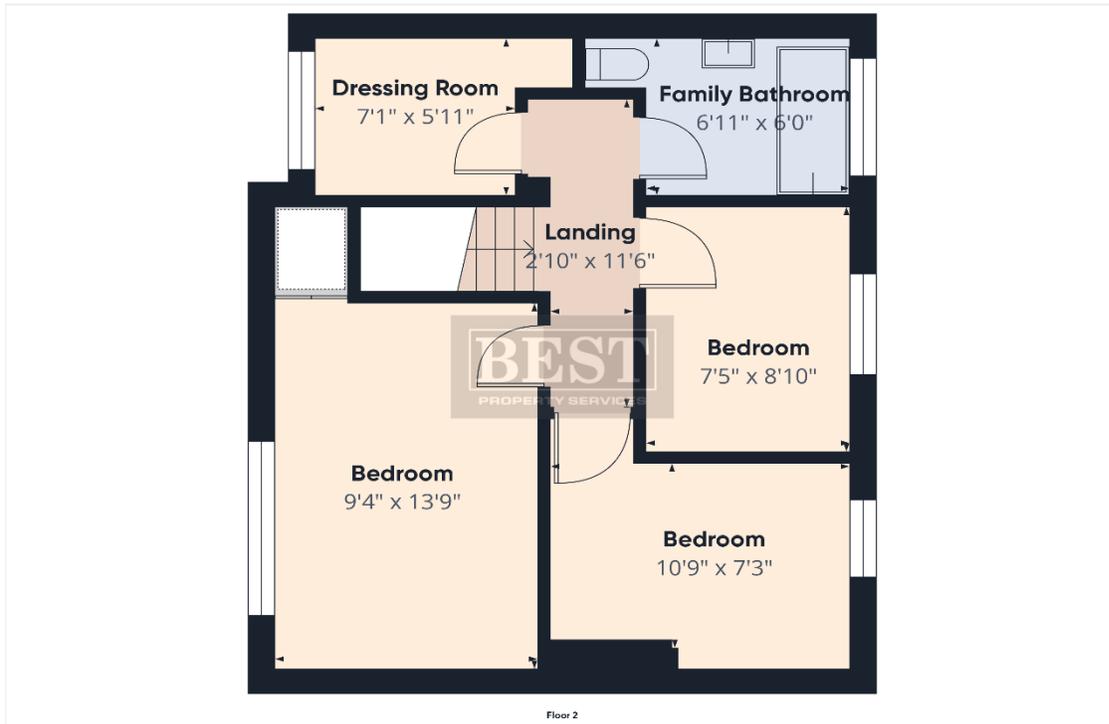
Viewing is highly recommended!

- Entrance Level Accommodation: Entrance Hall, Living Room, Lounge, Kitchen/Dining Area, Downstairs Shower Room, Utility Room.
- First Floor Level Accommodation: Three Bedrooms, Walk In Wardrobe, Family Bathroom,
- Paved driveway to the front with lawn
- Garden to the rear with lawn and paved area
- Timber fencing to the front, side and rear, with side access for bins

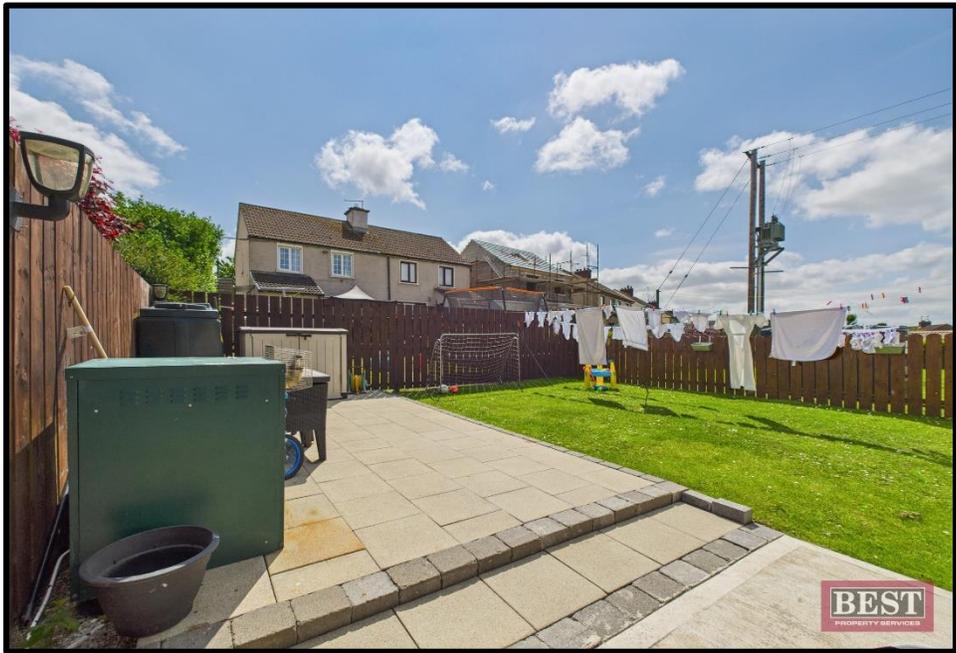




Floorplan







Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	68 D
39-54	E		
21-38	F		
1-20	G		

Viewing:

By appointment only

Opening Hours

Monday -Thursday 9-5:30

Friday 9-5

Saturday: By appointment only

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/uk/si/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.

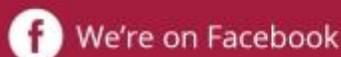
We reserve the right to conclude the sale of this property via the "Best and Final Offers" process. For more information please speak to an agent.

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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