

28 Carnacally Road, Newry, BT34 1LS



Guide Price £385,000

New to the market!

We are delighted to offer new to the market, this excellent four bedroom detached bungalow on approximately 0.7 acres, which is situated on large mature site with entrances onto both the Carnacally and Corcreechy Roads. Ideally located only 1.3 miles from the A1 Dual Carriageway thus being within easy commuting distance of both Belfast and Dublin.

Internally presented in good order throughout the property offers a practical layout with spacious family living accommodation. Comprising of a welcoming entrance hall with wooden flooring, cloak room and hotpress. The lounge is located to the front of the property and has a glazed panelled entrance door with a feature bay window, wooden flooring wood burning stove. The living room is located to the rear and has wooden flooring with feature fireplace and open fire. The kitchen/dining area is located to the rear and houses a range of upper and lower level units with an oil fired Aga. The utility room is adjacent to the kitchen and has a range of units and access to the rear yard and garden. There are four generous sized bedrooms (one with an ensuite shower room) and a family bathroom which is fully tiled and consists of a three piece suite with separate shower cubicle. Externally there is a garage with separate w.c.

Extensive gardens are laid in lawns to the front, side and rear with a variety of mature plants, flower beds and shrubs with a patio area.

Viewing is highly recommended!

- BEAUTIFUL DETACHED FOUR BEDROOM BUNGALOW
- Entrance Hall, Lounge/Dining Room, Living Room, Kitchen/Dining Room, Utility Room, 4 generous sized bedrooms (one with Ensuite), Family Bathroom. Hotpress
- Pvc Double Glazing. Oil Fired Central Heating. Beam vacuum system.
- Intruder alarm installed. Attic floored and accessible via slingsby ladder.
- Large gardens to the Front, Side and Rear laid in lawn with mature plants and shrubs.
- Garage extending to approx. 4.8m x 5.2m. Separate W.C., Boiler Room
- Patio area to the rear. Sensor lighting. Outside tap.





Floorplan













Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	59 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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