

## 2 Heslips Court, Newry, BT35 8GR



**Guide Price £214,950**

Introducing new to the market this beautifully finished family home within the highly sought after development of Heslips Court. Located just off the main Dublin Road with excellent links to the A1/N1 being only a two minute drive away. The property is just a brief walk from many local amenities and within the catchment area for a host of Primary & Secondary Schools.

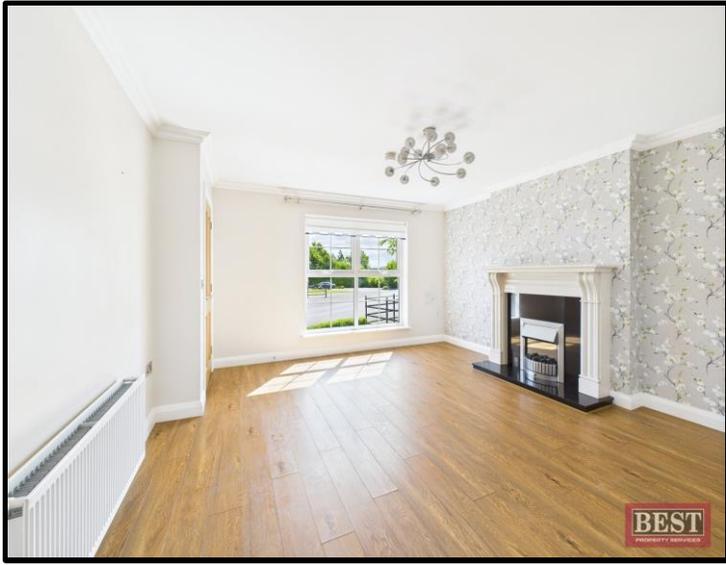
The property offers spacious accommodation over two floors and the ground floor consists of an entrance hallway with tiled flooring. The spacious lounge is located to the front of the property and has wooden flooring and feature fireplace with electric fire inset with an archway leading to the Kitchen/Dining Area. The well proportioned modern kitchen has a range of fitted upper and lower level units with electric appliances included with tiled flooring, partial wall tiling and recess lighting. Adjacent to the kitchen you will find the rear hallway which leads to the rear garden and patio and a separate w.c. with a two piece suite with a vanity sink unit. On the first floor you will find three bedrooms all with carpet flooring and the shower room is located to the front of the property consisting of a three piece suite.

Paved patio area to the rear with garden laid in lawn with a variety of plants and shrubs. Additional garden space to the front laid in lawn with a tarmac driveway and ample parking.

Viewing is highly recommended!

- EXCELLENT THREE BEDROOM SEMI DETACHED FAMILY HOME IN A SOUGHT AFTER LOCATION
- Entrance Level Accommodation: Entrance Hall, Lounge, Kitchen/Dining Area, Separate W.C.
- First Floor Level Accommodation: Landing with access via slingsby ladder to roofspace. Three Bedrooms, Shower Room.
- Gas Fired Central Heating. Pvc Double Glazing.
- Intruder Alarm installed.
- Paved patio area to the rear with garden laid in lawn with a variety of plants and shrubs. Garden laid in lawn to the front.
- Timber fencing to rear side boundaries and wall to the rear.
- Tarmac driveway with ample parking.
- Blinds and light fittings included within sale.





# Floorplan



Floor 1



Floor 2



## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 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

### 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.

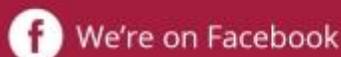
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

### 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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