

71 Dublin Road, Newry, County Down, BT35 8DD



Guide Price £399,950

New to the Market!

We are delighted to introduce new to the market a well-kept and maintained, Five Bedroom Detached Family Home perfectly located on the highly sought-after Dublin Road. The property is just minutes away from the main Belfast/Dublin A1-N1 Dual Carriageway and within walking distance of Newry City Centre, the Shopping Precincts, and all local amenities.

On entering the property, you will find a welcoming entrance hall with carpet flooring and ceiling coving. To the left-hand side of the hallway is the lounge which is front and rear facing with sliding patio doors to the rear patio and garden. The lounge has carpet flooring, ceiling coving and a mahogany surround fireplace with open fire. The kitchen/dining area is located to the rear and consists of a range of upper and lower-level units with integrated appliances and a breakfast bar. Adjacent to the dining area there is a utility room which has a range of units and is plumbed for a washing machine. The second reception room is also located to the rear of the property and has carpet flooring and a feature marble fireplace with gas fire inset and sliding patio doors leading to a second patio area and garden. In addition, on the ground floor there is a double bedroom which can also be used as a home office and a separate w.c. consisting of a two-piece suite.

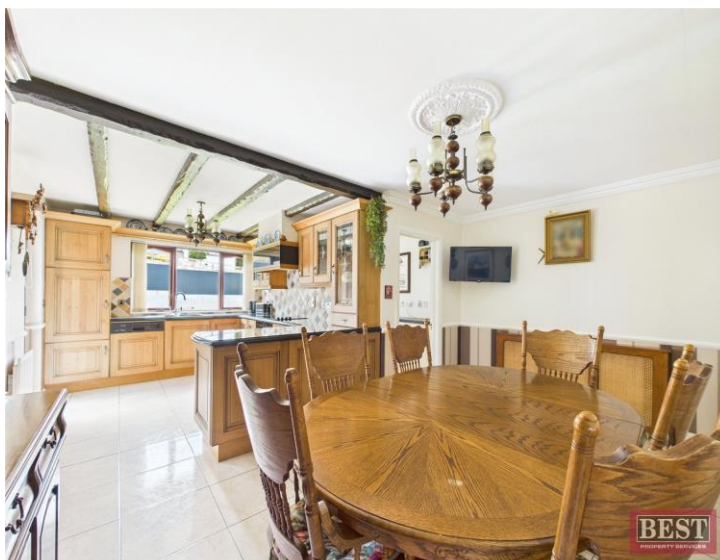
On the first floor there is a landing giving access to four double bedrooms all with carpet flooring and the main bedroom has an ensuite shower room with a three-piece suite. The main house bathroom is located to the rear of the house and consists of a three-piece suite fully tiled with a freestanding bath and hotpress.

Externally, the property is accessed through gates leading to a brick-paved driveway which allows for ample parking extending to the front and side of the house. The front garden is laid in lawn with mature plants, shrubs and flower beds, while the rear features two beautiful patio areas with gardens laid in lawn. Also to the side and rear there is a detached block-built garage and a timber shed.

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

- EXCELLENT FIVE BEDROOM DETACHED FAMILY HOME FRONTING THE DUBLIN ROAD
- Entrance Level Accommodation: Entrance Hall, Lounge, Living Room, Kitchen/Dining Area, Utility Room, Bedroom 1 / Home Office, Separate W.C.
- First Floor Accommodation: Landing, Four Double Bedrooms (one of which consists of an Ensuite Shower Room), Family Bathroom. Access to roofspace via slingsby ladder.
- Oil Fired Central Heating. Mahogany Double Glazing.
- Wired for an intruder alarm. Wired for closed circuit television.
- Detached Garage. Timber Shed.
- Gardens laid in lawns with an array of mature plants, shrubs and flower beds. Two patio areas to the rear.
- Brick paviour driveway to the front and side with ample parking for several cars.





Floorplan



Floor 1



Floor 2





Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	41 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/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.

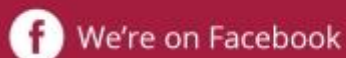
We reserve the right to conclude the sale of this property via the "Best and Final Offers" process. For more information please speak to an agent.

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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