



RS/18/084

FOR SALE

**9B
ANNSVILLE, RATHFRILAND ROAD
NEWRY
CO DOWN
BT34 1AB**



Semi Detached House Currently Under Construction

PRICE: £164,950

(028) 3026 6811
www.bestpropertyservices.com

BEST PROPERTY SERVICES (N.I.) LTD

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Also at:- *Armagh and Dundalk*

These particulars are given on the understanding that they will not be construed as part of a Contract, Conveyance or Lease and are subject to the Property remaining unsold or unlet. Whilst every care is taken in compiling information, we can give no guarantee as to the accuracy thereof and Enquirers must satisfy themselves regarding the description and measurements formulated here.

❑ LOCATION

From Newry take the Rathfriland Road travel for 0.8 miles and turn left into Annsville directly opposite the MOT centre.

❑ ACCOMMODATION

Semi Detached House – Guide Price £164,950

General Specification:

- Gas fired central heating
- PVC double glazing
- Composite front door
- Oak internal doors
- 6 inch and 4 inch redwood painted skirting and architraves
- Painted internally. Recessed lighting in kitchen and bathroom
- Carpet on stairs, landing and bedrooms
- Tiled floor in hall, kitchen & utility & separate WC
- Stove – supplied and fitted
- Gardens top soiled and seeded
- Tarmac driveway
- Two parking spaces off street parking
- Timber Fencing to boundaries
- Kitchen, utility room & sanitary ware included
- Architect supervised

Kitchen & Utility Room – choice of door,

Appliances included ie. dishwasher, fridge freezer, hob and oven with under lighting.

Sanitary Ware – main bathroom, consisting of W.C, WHB, bath and separate shower.

❑ OFFERS

We reserve the right on behalf of the vendor to conclude the bidding (if necessary) by holding a meeting of all the bidders on a specified date and time in our office.

In the event that a meeting is to be arranged only those interested parties with a valid offer on the property can be assured of being notified of the specific time and date.

❑ VENDOR'S SOLICITOR

Gary Rocks
Patterson & Rocks Solicitors,
10 John Mitchel Place,
Newry,
Co Down
BT34 2BP

❑ BUILDER

Derek Murphy Construction Ltd

SEMI DETACHED FLOOR PLANS

