

1 Rosaleen Villas
Burren, Warrenpoint
BT34 3GF

shooter
property services



This charming two bedroom detached bungalow is situated in the centre of Burren village within easy commuting distance of both Newry and Warrenpoint. The property is presented in very good decorative order and upgraded to an exceptionally high standard. The sale should be of interest to a wide range of discerning purchasers and comes with a high recommendation of early interior inspection as keen interested is anticipated.

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for sale



2



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1

£145,000

Entrance Hall

PVC Front door and double glazed side screen. Ceramic tiled floor, recessed ceiling lights and telephone point. Hotpress and Cloakroom off.

Lounge

12' 6" x 11' 2" (3.8m x 3.4m)
Wood burning stove with granite hearth. Laminate floor, recessed ceiling lights and television point.

Kitchen / Diner

Modern range of high and low level Walnut units with oven, hob, fan, washing machine, fridge freezer and dishwasher. Plumbed for washing machine. Fully tiled floor and part tiled walls
Recessed ceiling lights. PVC door to rear.

Bedroom 1

9' 2" x 13' 1" (2.8m x 4.0m)
Built in wardrobe and laminate floor. Recessed ceiling lights and television point.

Bedroom 2

12' 2" x 9' 6" (3.7m x 2.9m)
Laminate floor. Recessed ceiling lights.

Shower Room

9' 2" x 6' 8" (2.8m x 2.03m)
Walk in extra large shower, toilet and wash hand basin. Fully tiled wall and floor. PVC ceiling finish, recessed lights and extractor fan.

External

Rear yard with beautiful views of Carlingford Lough, Rostrevor and Cooley mountains. Newly built rendered wall, wired for outside wall lights. Garden shed. Well maintained front and side gardens.

Price:

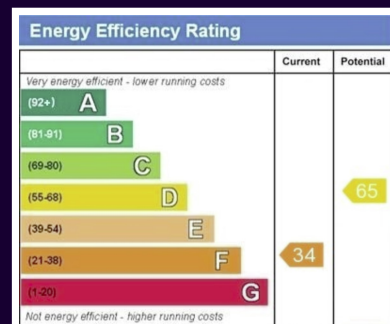
Offers in excess of: £145,000
Ref: 4076

Features:

- *Oil Fired Central Heating
- *PVC Double Glazed Windows
- *PVC Fascia & Downpipes
- *Carpets & Curtain Poles Included
- *Very Good Decorative Order
- *White Panel Internal Doors

Appointments:

Please call (028) 30260565
Mon – Fri 9am to 5.30 pm
Sat 9.30am to 12 noon



Making an offer: As part of our service to all our clients and in order to provide up to date mortgage details along with a quality mortgage service, our mortgage advisors will be asked to contact persons offering on a property. **Holding deposits:** Upon acceptance of an offer, within 24 hours we must ask you to lodge with us a Holding Fee as shown above, which will be refundable up until contract acceptance. **Note:** These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken in compiling the information, we can offer no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding descriptions and measurements.

NEWRY
82 Hill Street
Newry
BT34 1BE
028 30260565
newry@shooter.co.uk



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