

## 53 Seaview

Warrenpoint, Newry, BT34 3NJ

£295,000

Located in the picturesque area of Seaview, Warrenpoint, this charming four-bedroom mid-terrace house offers a splendid opportunity for those seeking a coastal lifestyle. The property boasts a spectacular seafront location, allowing residents to enjoy breathtaking views and the soothing sounds of the sea right at their doorstep.

Inside, the house features four well-proportioned bedrooms, providing ample space for families or those wishing to accommodate guests. The layout is designed for both comfort and functionality, making it an ideal home for modern living.

One of the standout features of this property is its close proximity to a variety of local amenities. Residents will find themselves just a short stroll away from shops, cafes, and recreational facilities, making daily errands and leisure activities effortlessly accessible.

This delightful home not only offers a fantastic living space but also the chance to embrace a vibrant community and the beauty of coastal living. Whether you are looking to settle down or invest in a property with great potential, this house in Seaview is certainly worth considering. Don't miss the opportunity to make this coastal gem your own.

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- *Seafront Location*
- *Close proximity to all local amenities*
- *Oil fired central heating*
- *Double glazed throughout*

## GROUND FLOOR

### Reception Room

17'9" x 12'2" (5.42 x 3.72)

### Living Room

17'9" x 12'3" (5.42 x 3.74)

### Kitchen/Dining Area

16'6" x 10'10" (5.04 x 3.31)

### Utility Room

8'2" x 7'11" (2.50 x 2.42)

### W.C.

7'11" x 3'4" (2.42 x 1.03)

## FIRST FLOOR

### Bedroom 1

17'4" x 11'9" (5.30 x 3.59)

### Bedroom 2

13'6" x 12'2" (4.13 x 3.72)

### Bedroom 3

11'2" x 7'11" (3.42 x 2.42)

### Bedroom 4

11'2" x 8'11" (3.42 x 2.72)

### Bathroom

11'2" x 7'1" (3.42 x 2.17)



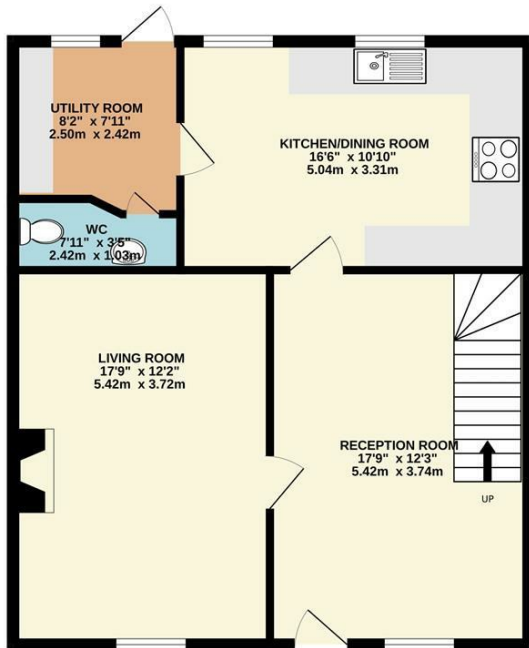
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



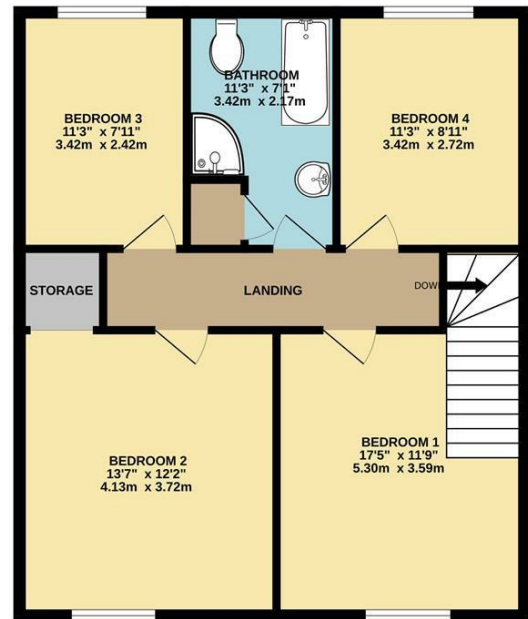


# Floor Plan

GROUND FLOOR  
694 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR  
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA: 1380 sq.ft. (128.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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*We look forward to working with you...*



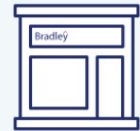
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