



16 Cloneden

Warrenpoint, Newry, BT34 3FT

Offers Over £349,950

Located in the highly sought-after area of Cloneden, Warrenpoint, this charming house presents an excellent opportunity for those looking to create their ideal home. The property is conveniently located within walking distance of the town centre, schools, and a variety of local amenities, making it an ideal choice for families and professionals alike.

As you approach the house, you will be greeted by mature gardens that grace the front, rear, and side of the property, providing a delightful outdoor space for relaxation and enjoyment. The gardens offer a wonderful canvas for gardening enthusiasts or those simply wishing to bask in the beauty of nature.

The property boasts the added benefit of off-street parking, ensuring convenience for residents and visitors. Additionally, a garage is included, providing ample storage space or the potential for a workshop.

While the house requires some modernisation, this presents a unique opportunity for buyers to personalise the space to their taste and lifestyle. With a little vision and effort, this property can be transformed into a

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- Desirable location
- Mature gardens to front and rear of the property
- Oil Fired Central Heating
- Double glazing throughout
- Off street parking
- Garage

Entrance Hall	Bedroom 1
7'2" x 13'2" (2.19 x 4.02)	11'5" x 12'4" (3.5 x 3.78)
WC	Ensuite
3'9" x 7'7" (1.15 x 2.32)	9'1" x 5'6" (2.78 x 1.7)
Living room / Reception 1	Bedroom 2
11'5" x 17'4" (3.5 x 5.29)	14'10" x 9'10" (4.54 x 3.01)
Lounge / Reception room 2	Bathroom
11'5" x 12'4" (3.5 x 3.78)	9'4" x 25'6" (2.87 x 7.78)
Dining Room	Bedroom 3
11'5" x 12'9" (3.5 x 3.90)	13'5" x 10'11" (4.11 x 3.35)
Kitchen	Bedroom 4
11'5" x 14'6" (3.5 x 4.44)	9'3" x 9'2" (2.82 x 2.81)
Utility	Garage
7'1" x 9'6" (2.18 x 2.9)	10'9" x 20'1" (3.3 x 6.14)
Stairs leading to 1st floor	External



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



Floor Plan

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