

RS.26.101

## 8 Rathdallan, Warrenpoint, BT34 3UQ



**Guide Price £575,000**

Introducing to the market a truly exceptional five-bedroom detached family home ideally located in 'Rathdallan' a highly desirable residential cul-de-sac just off the Well Road overlooking Warrenpoint.

On entering No 8 Rathdallan you will be welcomed into a fully tiled entrance hall which gives access to a reception room overlooking the rear garden with ornate stone fireplace, a convenient office space and a downstairs w/c. The kitchen/dining/ living area is a collection of three rooms that flow seamlessly from dining space into kitchen into living area creating an exceptionally well laid out social space and the centrepiece of the home. The kitchen benefits from a range of high-end kitchen units and appliances that have been extremely well kept and maintained. Additionally, there is a utility room providing additional units and storage

Upstairs, the master bedroom boasts a south facing view, an ensuite bathroom and a walk in wardrobe. There are three further double bedrooms overlooking the front of the property with an additional double bedroom to the rear with ensuite bathroom. The main house bathroom upstairs is fully tiled with bath and separate shower. There is oil fired central heating, as well as the option of changing over to firmus gas installation if the new purchaser so wishes.

Externally to the front the property includes; electric gates, block built front boundary with iron fencing, cobblestone driveway and front lawn. The rear garden has a well-kept patio area and large, flat lawn benefitting from the sun throughout most of the day along with a block built garden shed for storage

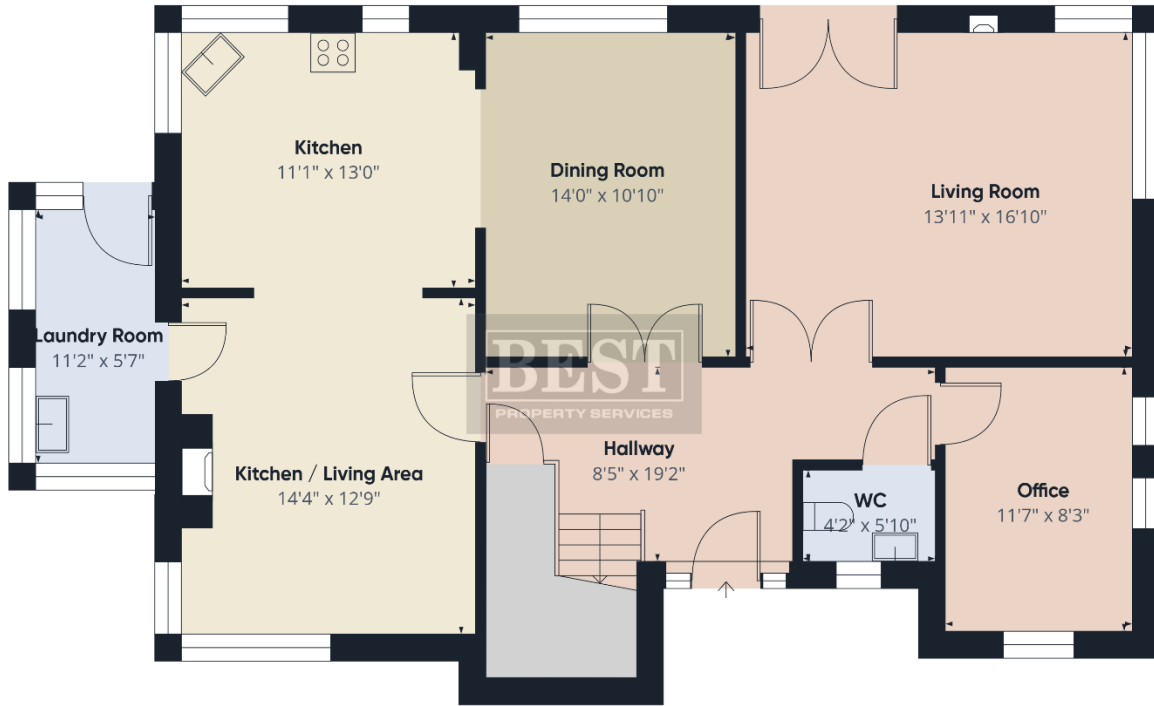
This property would make an ideal family home for anyone looking for more space in one of Warrenpoints most sought after locations

- Impressive Five Bedroom Detached Home
- Located in the highly sought after 'Rathdallan' just off the Well Rd, Warrenpoint
- Three reception rooms plus an office
- Five double bedrooms / two with ensuite bathrooms
- Large front and rear garden with electric gates at entrance
- Exceptionally well kept and maintained family home

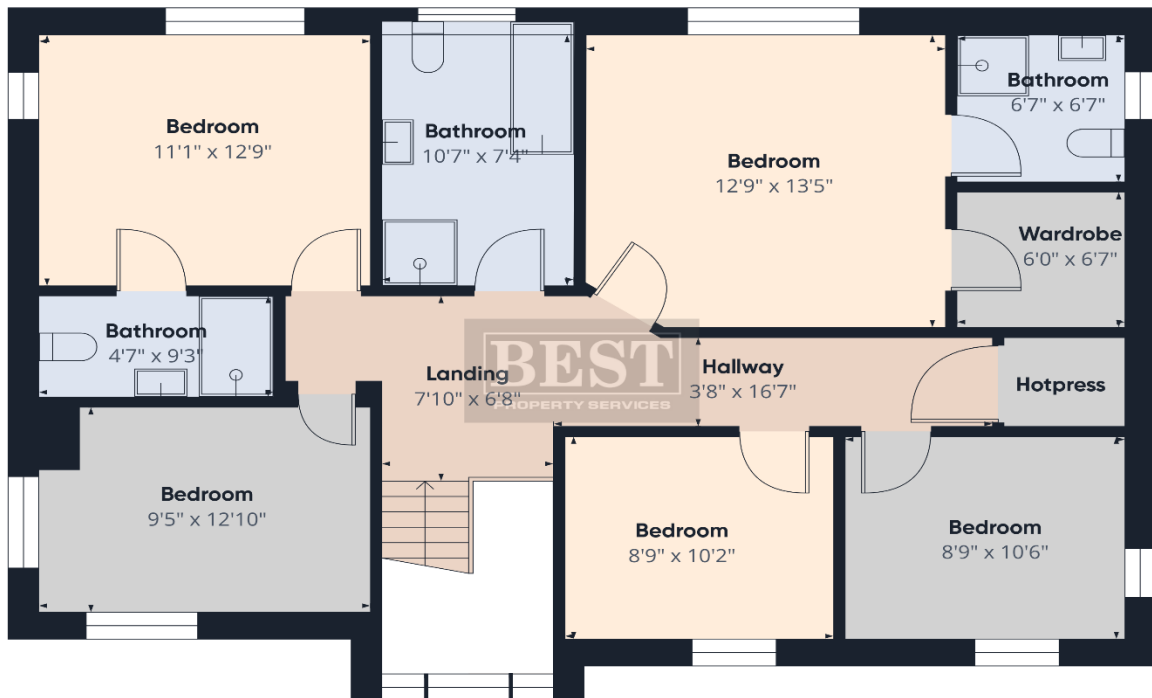




# Floorplan



Floor 1



Floor 2











# Energy Performance Certificate

TBD

## Viewing:

By appointment only

Office Opening Hours

Monday- Thursday: 9-5.30

Friday: 9-5

Saturday: By Appointment

## Rates

£3,009

## 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

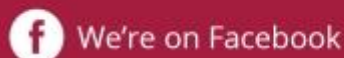
We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property. Let us help you make your dream move by ensuring your property receives maximum marketing exposure and the highest possible price. We look forward to hearing 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 general information and it must not be inferred that any item is included for sale with the property.

In Proud Partnership  
with Bolster

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COMMUNITY



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