

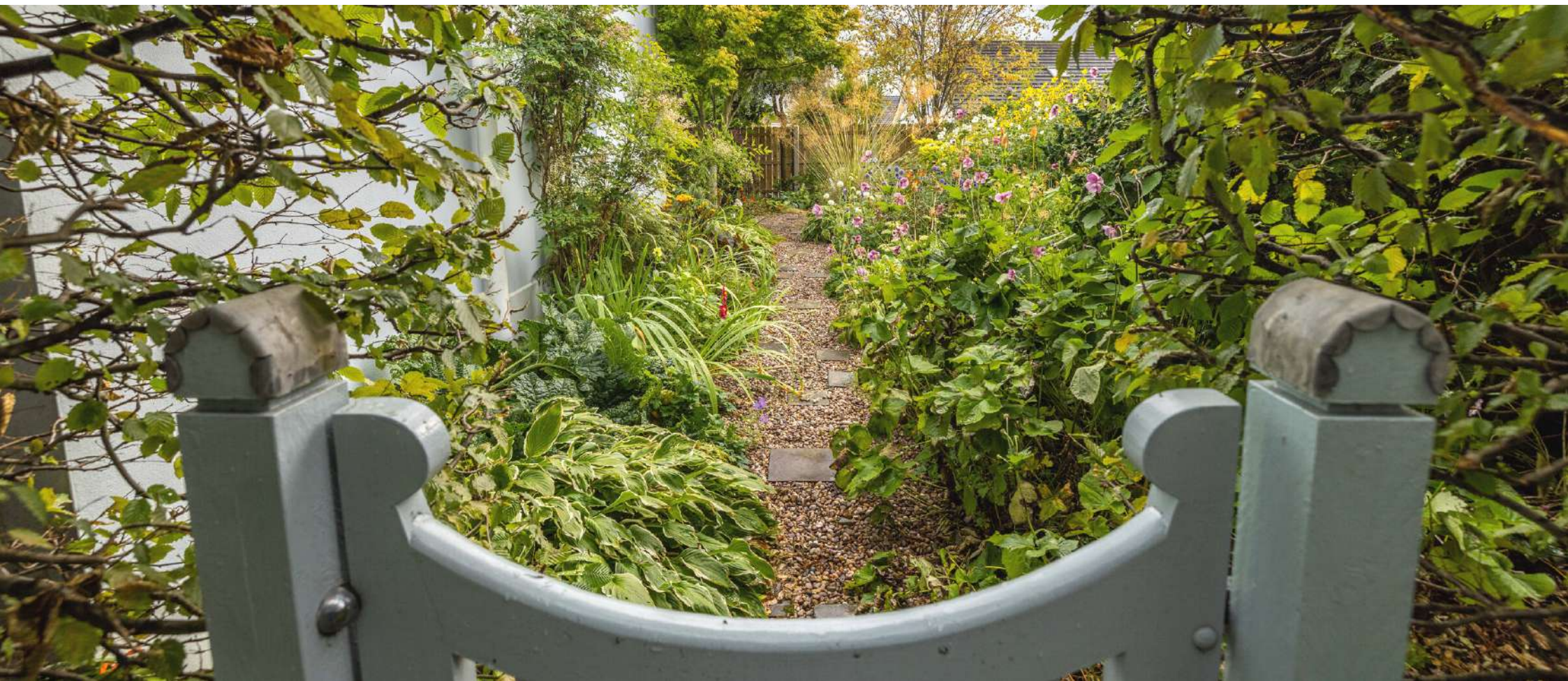


68 Burren Road, Warrenpoint

Set in the midst of a flourishing garden on the edge of the seaside town of Warrenpoint, 68 Burren Road is a fine family residence offering 4 or 5 spacious bedrooms, coupled with generous living space.

The choice location of this detached property offers easy walking distance to both the town centre, as well as the nearby Donaghaguy Lake and surrounding countryside. Indeed, the property offers a short commute to the nearby Newry City and onwards to both Dublin and Belfast within 60 minutes.

Externally the property boasts a private driveway to the front with mature hedgerows and a beautifully crafted wild flower meadow lawn. To the rear of the property, the garden includes areas of burgeoning shrubbery and planting, along side a patio and bbq area, vegetable garden with raised beds and a low maintenance lawn.



The Detail

Porch -

Solid wood framed front door with side stain glazed panels. Tiled flooring. Pine skirting, white painted architrave and internal door leading to main hall.

Hall -

Solid wood flooring. Pine skirting, architrave, doors and stair with threads finished in carpet. Under stair storage.

Family Room -

Solid wood flooring. Pine skirting, architrave and doors. Open fire with cast iron surround, polished stone hearth and tiled inset. Bay window.

Lounge -

Solid wood flooring. Pine skirting, architrave and doors. Open fire with reclaimed brick built surround and tiled hearth.

Kitching/Dining -

Wood kitchen with range of high and low level units. Stainless steel sink with drying tray. Low level oven, electric hob and extractor fan. Pine skirting, architrave and door. Double patio doors to garden.

Utility Room -

High and low level units. Stainless steel sink with drying tray. Plumbed for washing machine and dryer. Access to garden.

Guest W.C -

Solid wood flooring. Pine skirting, architrave and door. W.c and Sink.

Study/ Bedroom 5 -

Currently used as a Work from Home Office. Positioned to the rear, south west facing elevation of the dwelling. Wood flooring. Built in wardrobe and book shelving. Built in corner desk. Pine skirting, architrave and door.

FIRST FLOOR

Landing -

Carpet flooring. Pine skirting, architrave, doors and stair with threads finished in carpet. Drymaster system vent in ceiling.

Master Bedroom-

Positioned to the front, north east facing elevation of the dwelling. Wood flooring. Wooden shutter blinds. Pine skirting, architrave and doors.

Master Ensuite -

Spacious ensuite including corner shower, sink and W.C. Full height wall and floor tiling. Stainless steel towel rail. Wooden shutter blind.

Hotpress -

Location of the water tank. Shelving for linen.

Bedroom 2 -

Positioned to the rear, south west facing elevation of the dwelling. Carpet flooring. Pine skirting, architrave and door.

Bathroom -

Recently renovated bathroom with bath, corner shower, w.c and sink. Tiles to floor and shower wet areas. Wooden wainscoting to walls. Wooden shutter blinds.

Bedroom 3 -

Positioned to the rear, south west facing elevation of the dwelling. Carpet flooring. Pine skirting, architrave and door.

Bedroom 4 -

Positioned to the front, north east facing elevation of the dwelling. Wood flooring. Pine skirting, architrave and doors.

HEATING

- Oil fired central heating
- 2 no. open fires
- PVC double glazed windows and rear doors

EXTERNAL AREAS

- Private gated tarmacadam driveway
- Paved terraced patio
- Vegetable garden
- Low maintenance lawns













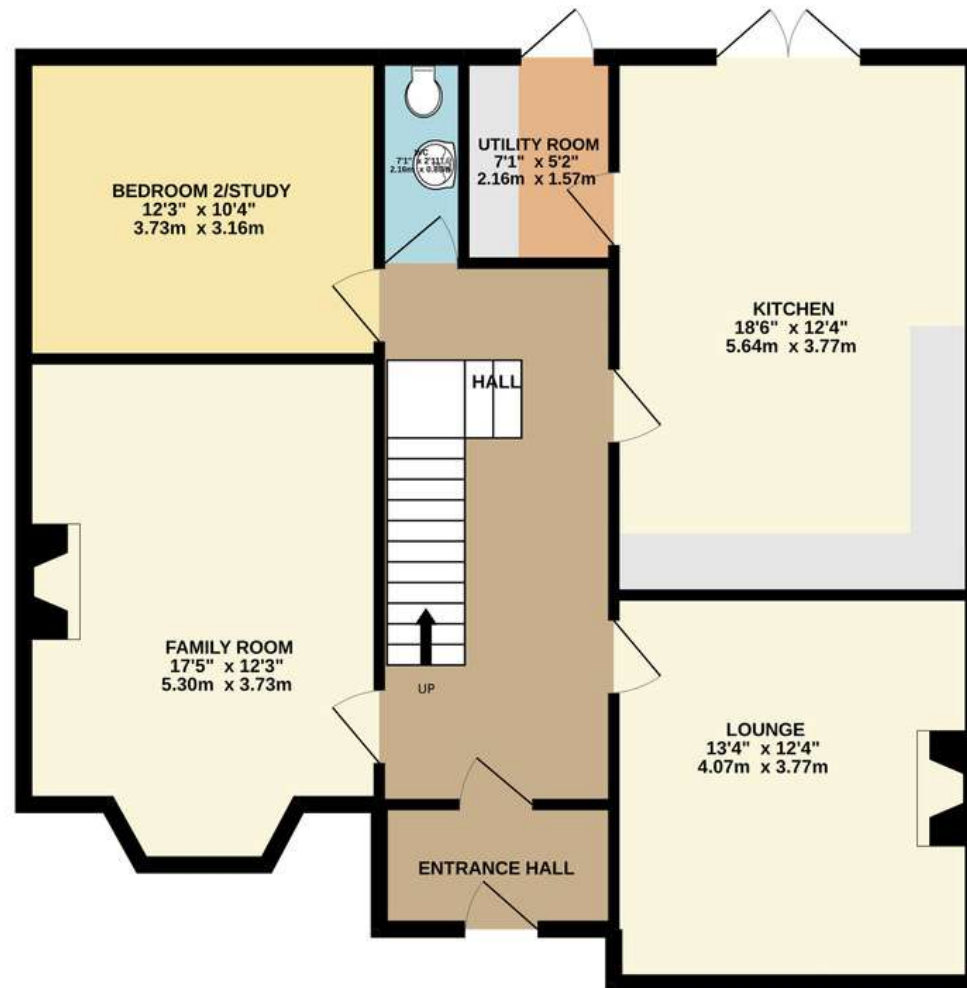






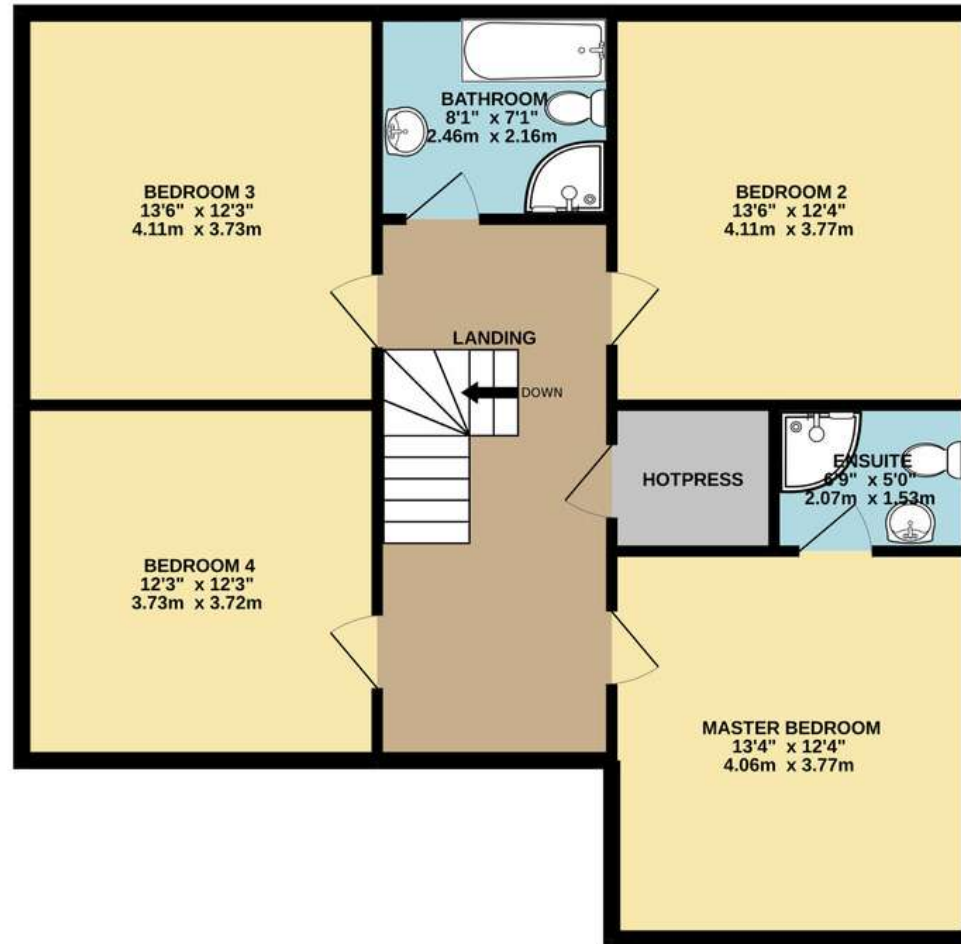


Floor Plans



Ground Floor

Floor Plans



First Floor



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