

2 Rathgannon Warrenpoint Newry, BT34 3TU

Guide Price
£360,000



- Spacious 5 Bedroom / 3 Reception Family Home
- Mature and enclosed corner plot
- Low maintenance
- Convenient to both the shores of Carlingford Lough and the surrounding countryside

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	60
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			



Description

This distinguished red-brick built residence is offered for sale boasting a host of attractive and high quality features that will only be fully appreciated by internal viewing. The spacious and well-appointed 5 Bedroom / 3 Reception accommodation, in conjunction with the generous family friendly corner plot, will satisfy all the requirements of modern living



Located in a select residential setting on the periphery of the scenic seaside town of Warrenpoint, with all town amenities and the shores of Carlingford Lough being but a short stroll away, the property also has the added bonus of having the surrounding rural hinterland at your door-step, which is popular for countryside walking and exercising.



The property is further enhanced by its easy drive time and public transport connections to Newry City and the Dublin/Belfast M1 corridor.

Accommodation & Approximate Dimensions

Ground Floor



Entrance Hallway –Composite front door. Polished wooden flooring. Hardwood staircase with carpet covering. Hardwood doors at ground floor level. Attractive leaded glazed panel door to kitchen. Hardwired smoke detector.

Cloakroom –With low flush w.c., vanity style wash hand basin with under storage. Contemporary floor and wall tiling.



Lounge – 5.05m x 3.95m - Feature bay window. Open fire with mahogany surround, cast iron inset and polished granite hearth. Polished wooden flooring. Wall lighting. Double doors to Dining Area.

Family Room –5.38m x 4.50m - Open fire with redwood surround, cast iron inset and polished hearth. Wooden flooring. TV point.



Kitchen/Dining Area - 7.97m x 2.91m –Containing high and low level fitted kitchen cabinets including display cabinet, larder style unit, integrated dishwasher, 4 ring ceramic top induction hob, low level electric oven, Belfast sink unit with mixer taps, wine rack. Chrome canopy extractor hood and fan. Chrome splash-back.

Wooden flooring. Recessed spotlighting.



Sun Room - 3.82m x 2.91m –With wooden flooring. Double glazed doors from Dining area. External double doors leading to rear patio area. Recessed spotlighting.

Utility Room- 2.59m x 1.82m –Containing high and low level fitted storage units. Plumbed floor washing machine and tumble dryer. Stainless steel sink unit. Splash-back wall tiling. Tiled flooring.



Rear Lobby –Hardwood rear door with glazed panel leading to rear garden and patio area. Tiled flooring.

Boiler/Shower Room - 3.73m x 6.3m – Off rear lobby. Tiled flooring. Shower tray and electric shower unit.



First Floor

Bedroom 1 - 4.02m x 3.95m –Located to front of dwelling. Wooden flooring.

En-suite Shower Room –Containing low flush w.c., vanity style sink unit with under-storage, bathroom cabinet, wide base shower tray with Mira Sport electric shower unit. Contemporary wall and floor tiling. Extractor fan.

Bedroom 2 - 3.49m x 2.91m –Located to rear of dwelling. Carpet floor covering.

Bedroom 3 - 4.48m x 2.91m –Located to rear of dwelling. Carpet floor covering. 4 bay built in wardrobing.

Bedroom 4 / Office - 3.88m x 1.98m –Located to front of dwelling. Currently in use as a home office. Feature arched window. Carpet floor covering.

Bedroom 5 - 5.34m x 3.96m –Magnificently spacious room with 2 feature dormer window. Carpet floor covering. 3 bay wardrobe and drawer pack.

Bathroom - 2.59m x 1.82m –Containing low flush w.c., vanity style sink unit, bath, thermostatically controlled shower unit over bath. Contemporary wall and floor tiling. Chrome heated towel rail.

Hotpress –Slatted shelving. Hot water storage cylinder.

External

Wrought entrance gates to brick set driveway, providing ample off street parking. Brick built front wall with mature laurel hedging offering privacy. Gardens set in lawn to front, side and rear of dwelling. Raised patio terrace plus flagged patio to rear. Enclosed compound to side of dwelling acting as bin store, location of recently installed condensing oil fired boiler and timber built shed. Pvc double glazing throughout. Outside tap.



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