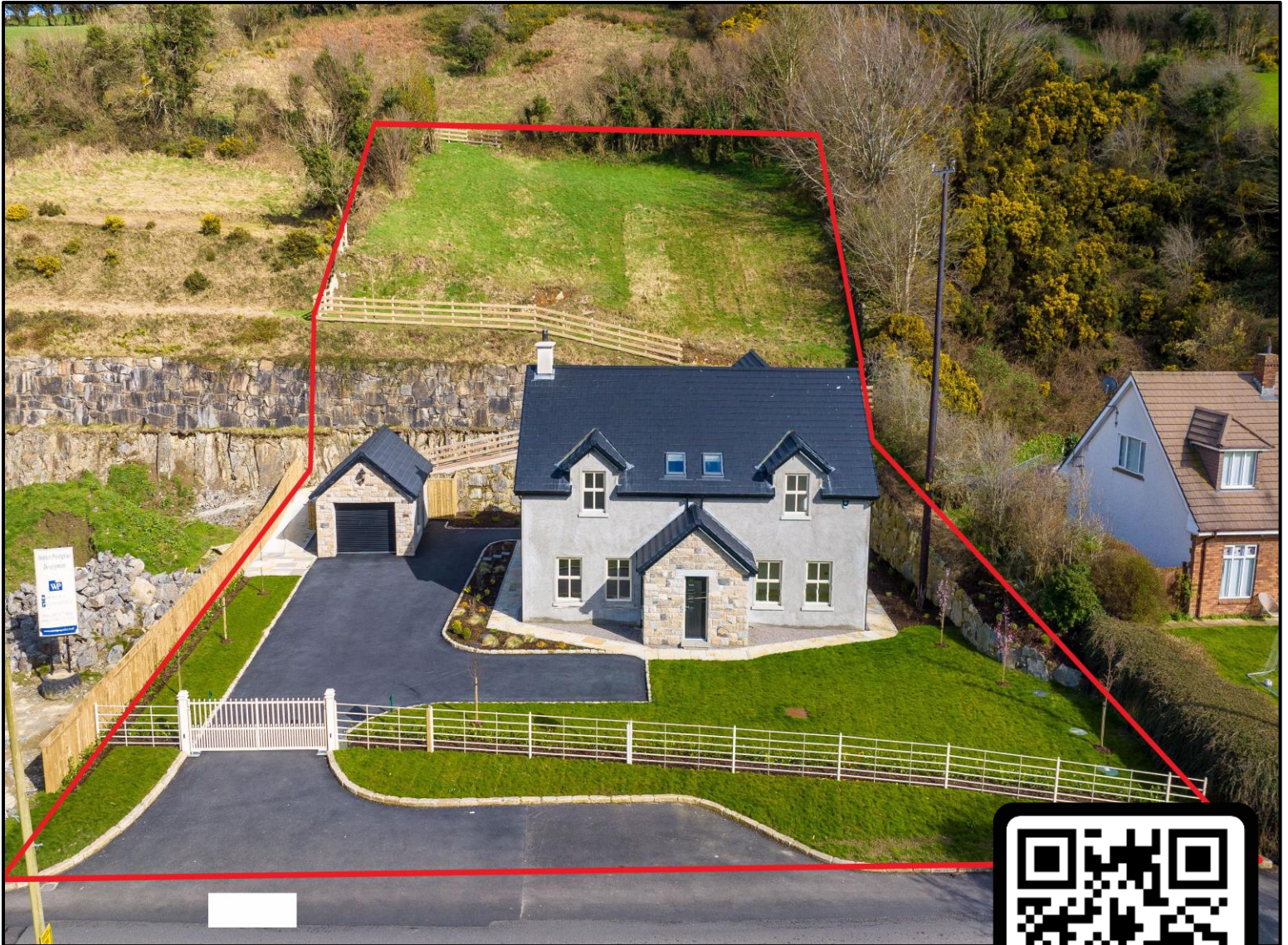


39 Bridge Road, Warrenpoint, BT34 3QX



Offers Over £595,000



SCAN FOR MORE
INFORMATION

Offering new to the market!

39 Bridge Road is an outstanding family home that was built by P C Plant & Construction Ltd and is finished to a very high standard in 2022 situated on an enviable elevated position with fine views over the surrounding countryside. This contemporary home has a fabulous open plan kitchen/dining/family space which blends perfectly into more formal and informal spaces. Modern comforts include underfloor heating, double glazed windows and a luxury kitchen by Hannaway of Hilltown and Sanitary Ware from AJ Elite Bathrooms. The living accommodation is filled with light with bi folding doors which open out onto a beautiful patio area. The delightful, landscaped grounds afford privacy and amenity.

39 Bridge Road is approached from the flanked entrance with electronically controlled gates and parkland railings with tarmac driveway and ample parking areas to the front and side of the property.

GROUND FLOOR ACCOMMODATION

Entrance hall with impressive staircase and wood panelling to walls and ceiling coving.

The impressive lounge is a fine entertaining and relaxing space with wood burning stove and an abundance of natural light, bi folding doors lead to the paved patio area to the rear. The open plan kitchen/dining/family room is the hub of the home with a fantastic island to gather around. Either side of the island is a bank of fitted units, with integrated appliances. The dining area has ample space for a large table and the family area adjoining the kitchen is a great space for relaxing.

A door from the kitchen leads to a rear hall area which accesses the utility room and Shower Room. The generous utility room has a range of modern fitted units and excellent storage. The Shower Room consists of a three piece suite which is fully tiled. On this level there is also a double bedroom with an Ensuite Shower Room. In addition, there is an office/study to the front of the property ideal for work from home space.

FIRST FLOOR ACCOMMODATION

The fabulous staircase leads to a galleried landing and the bedroom accommodation. The principal bedroom has a walk in wardrobe and a spacious Ensuite Shower Room with four additional bedrooms on this level. The sumptuous bathroom consists of a three-piece suite and is fully tiled. Walk in Hotpress with shelving completes the first floor accommodation.

OUTSIDE

This property is surrounded by landscaped grounds. To the front and side is an expansive area of lawn with mature shrubs and plants which provide a beautiful outlook from the property. The sandstone patio at the back of the property is a fantastic entertaining and relaxing space. There is also a detached garage with electric doors and light.

LOCATION

Superior new build family home located on the edge of Burren Village a short distance from all local amenities with Carrick Primary School located closeby.

DISTANCE

Newry City Centre is approx. 5.7 miles

Warrenpoint Town Centre is approx. 2.9 miles

- **EXCEPTIONAL FIVE BEDROOM DETACHED FAMILY HOME IN AN EXCELLENT LOCATION ON APPROX. 0.7 ACRES**
- **Ground Floor Accommodation:** Entrance Hall with wood panelling to walls, Lounge with wood burning stove open plan to the modern fitted Kitchen/Dining Area which has a range of units and island with integrated appliances and bi folding ving area. The Utility Room has a selection of modern units and is plumbed for a washing machine and tumble drier. There is also a Separate W.C. on this level.
- **First Floor Accommodation:** Landing with access to the roofspace, Four generous sized bedrooms (one with an ensuite shower room and walk in wardrobe), Family Bathroom consists of a three piece suite. Walk in Hotpress.
- **Under Floor Heating. Double Glazed. Wood paneling to Entrance Hall. Ceiling coving to Ground Floor and First Floor Gallery.**
- **Intruder Alarm installed. Access to roofspace via slingsby ladder**
- **Landscaped gardens to the front and rear laid in grass with tarmac driveway and parkland railing to the front. Electronically controlled gates.**
- **Sandstone patio area to the rear. Paddock to the rear of the property with fencing to side and rear boundary.**
- **Visit our Virtual Tour - <http://bit.ly/40F5hjT>**
- **Price on Application**



Floor Plan









Energy Performance Certificate

Viewing:

By appointment only

Our Office is Open 6 days a week

Monday, Wednesday & Thursday	09:00 – 17:30
Tuesday	09:00 – 19:30
Friday	09:00 – 17:00
Saturday	09:30 – 12 noon

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/uk/si/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.



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