

*HN*  
HEATHERVALE



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*Exclusive Homes.*

**Bradley**  
[www.bradleyni.com](http://www.bradleyni.com)



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Heathervale is a wonderful family home, nestled amidst glorious mature gardens on a generous site of approximately 1 acre. Internally, the property has been finished to an exceptionally high standard, boasting generous living space to include 6 reception rooms, 4 double bedrooms, a contemporary kitchen, utility and guest w.c.

Externally the property includes electric gates leading to an expansive tarmac driveway; flanked by formal lawns and the ability to park to the front and rear. An open car port provides the ideal space for storing vehicles and garden equipment, and a range of feature patio areas ensure that you have space to capture the sun as it moves throughout the day.

Located along the highly desirable Old Warrenpoint Road, just a few minutes drive from both the centre of the city of Newry and the seaside town of Warrenpoint. Heathervale represents a unique opportunity to acquire a substantial home within close proximity of all amenities to include the A1/M1 dual carriageway between Belfast and Dublin.



## GROUND FLOOR

### Entrance Hall - 12.65m x 5.09m:

Wooden double door entry. Wood flooring with decorative tile inset. Ceiling rose and coving. Arch entryway to hallway. Two radiators with wood and brass radiator covers.

### Living Room - 4.40m x 5.50m:

Door with decorative glass panel. Wood flooring. Ceiling rose and coving. Painted walls. Open fire with marble surround fireplace and brick inset. Integrated painted wood mirror. Large front facing window. Radiator with wood and brass radiator covers. Door with decorative glass panel leading to Office. Wooden double doors leading to Snug Room. Dimmer light switch.

### Snug Room - 4.40m x 4.16m:

Wood flooring. Ceiling rose and coving. Open fire with marble fireplace surround and black tile inset. Painted wood doors leading to rear hallway and to the kitchen/diner. Dimmer light switch.

### Kitchen/Diner - 3.65m x 5.43m:

Grey tiled flooring. Recessed spot lighting. High and low level grey painted wood kitchen storage units with built in display cabinet, wine bottle storage and solid countertop. White subway style tile backsplash. Integrated dishwasher and American style fridge. Integrated breakfast bar with chrome feature pendant lights above. Door leading to Office. Dimmer light switches.

### Office - 3.65m x 4.23m:

Wood flooring. Ceiling rose and coving. Large front facing window. Radiator with wood and brass radiator cover. Door with decorative glass panel leading to living room. Dimmer light switch.

### Utility Room - 3.65m x 5.43m:

Tiled flooring. Painted wood higher level storage units. Plumbing for washer dryer with countertop. Subway style white tile backsplash. Chrome pendant light. Black Rangemaster Classic Deluxe 110. Radiator.

### WC - 1.80m x 0.80m:

Accessed from rear hallway. Tiled flooring. Partially tiled walls. Radiator. Low flush WC and corner pedestal sink.

### Bedroom 1 - 3.66m x 3.33m:

Located to the front of the property. Wood flooring. Ceiling rose and coving. Painted walls. Painted shutter blinds. Radiator.

### Bathroom - 3.44m x 2.62m:

Tiled flooring and fully tiled walls. Recessed spot lighting. Walk-in shower with rainfall shower head. Corner bath. Low flush WC. Chrome towel rail. Sink with vanity unit. Mirror with LED lighting.

### Master Bedroom - 4.04m x 3.33m:

Located to the front of the property. Wood flooring. Ceiling rose and coving. Painted walls. Built-in wardrobe storage with integrated mirrors. Radiator. Painted shutter blinds.

### Ensuite - 3.33m x 1.78m:

Tiled flooring with decorative square and partially tiled walls. Low flush WC, pedestal sink and corner electric shower. Radiator. Painted shutter blinds. Mirror with LED bulbs.

### Bedroom 3 - 3.54m x 3.44m:

Located to the rear of the property. Ceiling rose and coving. Painted walls. Radiator.

### Bedroom 4 - 3.44m x 3.24m:

Located to the rear of the property. Wood flooring. Ceiling rose and coving. Painted walls. Built-in wardrobe storage with integrated mirrors. Radiator.

### Lounge - 5.48m x 4.22m:

Wood flooring. Ceiling rose and coving. Two radiators with wood and brass radiator covers. Built-in bar space with integrated display cabinets. Door leading to dining room and sun room.

**Dining Room - 5.15m x 4.89m:**

Wood flooring. Radiator with wood and brass radiator cover. Access to attic space. Painted shutter blinds. Thermostat control. Access to boiler room. Opening into sun room.

**Sun Room - 4.81m x 3.31m:**

Wood flooring. Decorative window panes. PVC double door access to rear garden and patio area. Radiator with wood and brass radiator cover. Panoramic views around the beautifully landscaped garden. Two wall mounted light fittings.

**EXTERNAL**

- Generous lawn space with carefully manicured matured trees and shrubbery.
- Large driveway providing ample off-street parking.
- Car port.
- Raised sheltered patio area to the rear of the property.



## FEATURES

- Wonderful family home extending to 2,555 sqft
- 4 Bedrooms & 6 Receptions
- Site extending to 1 acre with mature gardens
- Large driveway providing ample off-street parking.
- Electric Gated Entrance
- CCTV and Alarm System
- Highly convenient close to both Newry and Warrenpoint
- High specification interiors and finishes









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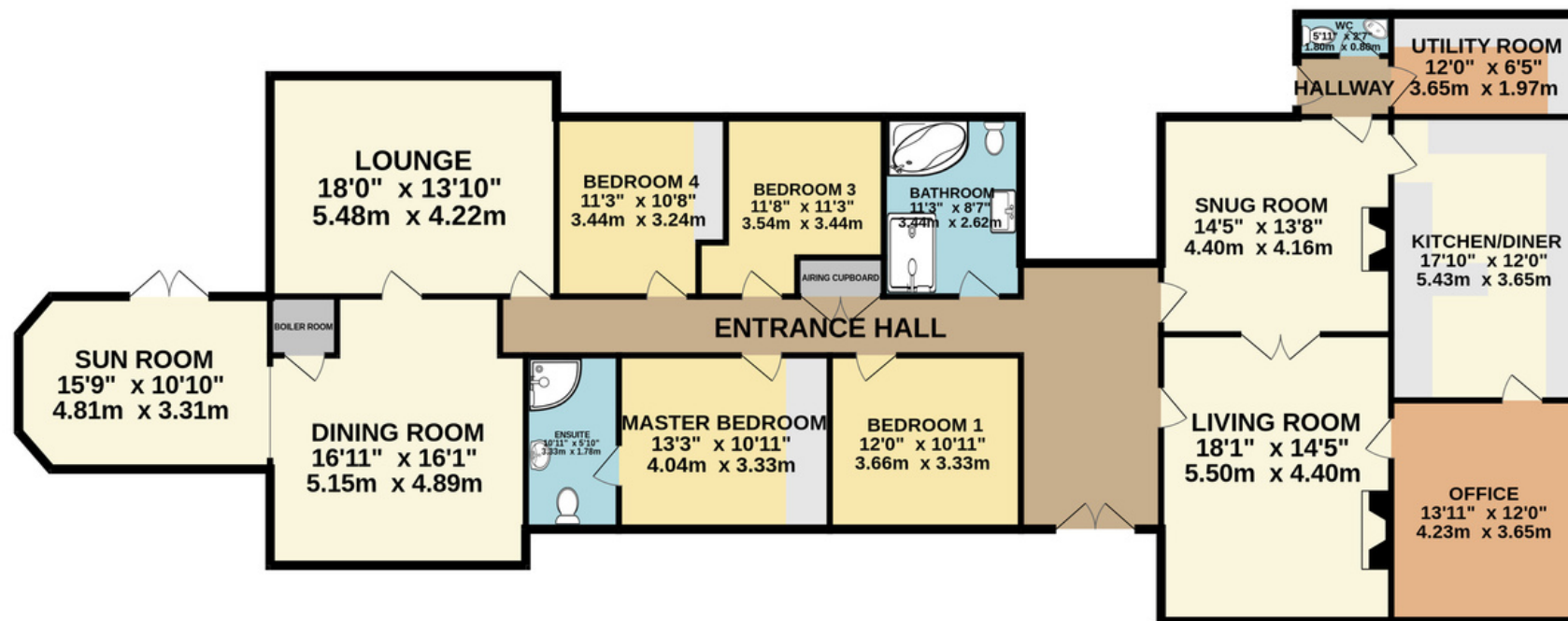
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## Floor Plan

### GROUND FLOOR 2555 sq.ft. (237.4 sq.m.) approx.



TOTAL FLOOR AREA : 2555 sq.ft. (237.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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### FURTHER INFORMATION

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