

RS.23.107

Site 11
Milltown Avenue, The Avenue,
Burren, Down, BT34 3GN



Offers Over £595,000

Property Description

New to the market & situated only a few minutes' drive from Warrenpoint town centre, this luxury five bedroom detached family home has been built to an incredibly high standard by reputable local contractors Edenross Contracts. Spanning almost 3,000 sq ft, there is an excellent sense of space and light within the property. Upon entry, the herringbone hardwood hallway floor leads into an open-plan, south-west facing kitchen/living/dining area, flooded with natural light. The kitchen/dining area benefits from 9ft ceilings, recessed spotlights, sliding glass doors leading to an external patio area, a utility room with built in stainless steel sink and storage units, and a pantry for additional food storage. An ideal functional space for a growing family.

To the other side of the hallway is an additional lounge, or ground floor bedroom depending on the buyer's requirements, again complete with herringbone hardwood flooring. Leading up the staircase to the first floor, there are five double bedrooms, one which has the optional use as an office room. Two of the bedrooms have en-suite shower rooms as well as a main bathroom with porcelain tiling, separate bath and walk-in shower. The master bedroom benefits from a walk in wardrobe as well as an en-suite shower room finished to a high standard.

This outstanding home is highly energy efficient, incorporating sustainable and renewable technology, including an air source heat pump, heat recovery system, solar panels, extensive insulation and underfloor heating throughout, all which will aid the new owner in reducing their energy costs.

Externally, there is a tarred driveway, porcelain paved patio area, outdoor tap, and slated roof. There will also be a £20,000 PC Sum allowance towards finishes within the property.

- Detached House built to high standard
- Five Bedrooms (or 4 + Home Office)
- 'B' Energy Rating
- Main Bedroom with Walk in Wardrobe and En-Suite
- Kitchen with walk-in Pantry
- Underfloor Heating
- Air Source Heat Pump
- Heat Recovery System
- Pressurised Hot Water System
- uPVC Windows and Aluminium Sliding Doors
- Composite front and back doors





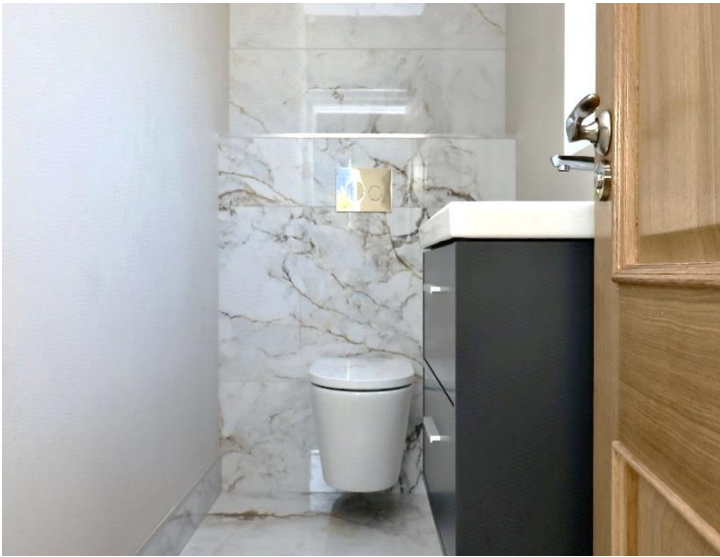
Floorplan

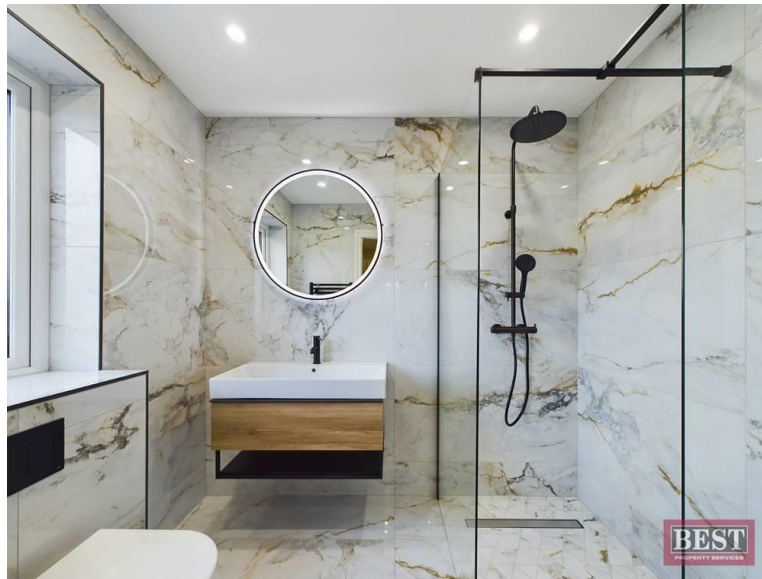


Floor 1



Floor 2





Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing:

By appointment only

Office Opening Hours

Monday- Thursday: 9-5.30

Friday: 9-5

Saturday: By Appointment

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 themselves 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

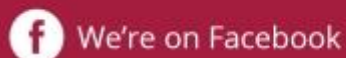
We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property. Let us help you make your dream move by ensuring your property receives maximum marketing exposure and the highest possible price. We look forward to hearing 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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