

Innisfree

13 WELL ROAD, WARRENPOINT



Nestled in a mature and tranquil setting, just yards from the shores of the picturesque Carlingford Lough and within easy walking distance of all the amenities on offer within the busy seaside town of Warrenpoint, this delightful and character-filled home is situated in one of South Down's most prestigious addresses.

Located in an area synonymous with up-market and distinctive family homes, for many decades the Well Road in Warrenpoint has proven not only to be the ideally location for a family home, but also a wise long term investment.

"Innisfree" occupies an attractive plot extending to circa 0.48 Acres and comes embellished with mature trees, shrubs, lawns and hedgerows offering seclusion and privacy. Internally, the property oozes with all the characteristics associated with a bygone era, and can boast well-proportioned 4 Bedroom, 3 Reception family accommodation displaying many original features and an inherent charm.

As well as being convenient to all local services, this distinctive dwelling is within easy drivetime to Newry City making it appealing to those intending to commute along the Belfast/Dublin transport corridor.

On viewing, "Innisfree" and its setting, will not disappoint the most discerning purchaser. Private viewing by appointment with selling agents.



The Detail

GROUND FLOOR

Sun Porch – 7.62m x 2.65m:

Entered by hardwood double doors. Glazed to south and west sides ensuring an abundance of sunlight. Tiled flooring. Two skylight windows. Double beveled glazed doors to Drawing Room. Wall lighting. Bevel glazed door with glazed side panels to hallway.

Entrance Hall – 3.54m x 7.92m:

Carpet floor covering. Ornate 4" skirting and fluted architrave. Plaster coving and centre pieces. Smoke detector. Painted staircase to First Floor.

Drawing Room – 5.43m x 4.26m:

Open fire with polished granite surround and hearth. Westerly facing window. Carpet floor covering. Plaster moulded coving. Double doors to Sun Porch.

Dining Room – 5.42m x 3.64m:

Beveled glazed door with glazed side panels from hallway. Westerly facing window. Plaster moulded coving. Ornamental plaster mould frieze over entrance door. High level display shelving. Fluted architrave.

Kitchen/ Dining Room – 7.65m x 3.45m:

Fitted kitchen with complete range of high and low level cabinets, including stainless steel sink unit with chrome mixer taps, NEFF high level double oven, 4-ring ceramic hob and extractor fan hood. Plumbed for dishwasher, space for fridge/freezer. Tiled flooring. Splash back wall tiling between kitchen units. Recessed spotlighting in the kitchen. Dining light in the dining area. Westerly facing window. Glass panel door overlooking rear garden.

Living Room – 3.46m x 6.53m:

Open fire with pine surround with marble inset and hearth. Gas fire fitting. Carpet floor covering. Feature bow window overlooking rear garden with bespoke fitted window seating. Fluted architraves. Recessed spotlighting. Plaster moulded coving.

Laundry Room – 3.37m x 3.50m:

Range of high and low level fitted storage cabinets. Stainless steel sink units. Location of oil fired boiler. Location of quadrant walk-in shower cubicle with Redring electric shower unit. Tiled flooring. Wall tiling to shower cubicle. Door leading to back garden.

W/C – 1.56m x 0.98m:

Downstairs. Low flush toilet and tiled flooring.

Bedroom 1 – 4.52m x 3.64m:

Located to the front of the dwelling. Built-in mirrored slide robes providing ample wardrobe and drawer space. Two windows. Plaster moulded ceiling coving.

Bedroom 2 – 4.52m x 3.62m:

Wall-to-wall built-in closet space and dressing table. Carpet flooring.

Bedroom 3 – 3.17m x 3.31m:

Located to rear of the dwelling. Carpet floor covering.

Family Bathroom – 3.16m x 3.58m:

Recently refurbished and including full size bath with chrome mixer taps and shower head. Walnut effect bath panel. Wall mounted low flush WC, bidet and wall mounted vanity sink unit with storage underneath. Heated chrome towel rail. Wall mounted storage cabinet. Mirrored and illuminated bathroom cabinet. Wide base wet-floor shower cubicle with mosaic tiled flooring and thermostatically controlled shower unit. Contemporary wall and floor tiling. Recessed spotlighting. Shaver socket.

The Detail

FIRST FLOOR

Carpet stairs leading to first floor. Velux window to landing. Easy access storage closet.

Bedroom 4 – 5.93m x 4.34m:

Carpet floor covering. South facing dormer window. West facing Velux window. Spacious built-in storage closet. Fitted desk and storage drawers. Spot lighting and over-head wall lighting. Directional spot lighting over desk.

Office – 3.14m x 3.55m:

Carpet floor covering. Built-in book shelving and storage system. Access to eaves storage. Velux window. Location of hotpress with recently fitted factory lagged hot water storage cylinder. Spot lighting.

Washroom – 2.37m x 1.60m:

Containing low flush WC. Carpet flooring. Vanity style sink unit set in mosaic tile counterspace. Fitted mirror and shelving. Velux window. Splash back tiling. Recessed spot lighting.

EXTERNAL

Block built wall to front of dwelling with painted metal gates.

Impressive tarmac driveway with tarmac courtyard providing ample off-street parking.

Delightful sunken garden area to west side of driveway with mature trees and shrubberies.

Lawned area to the east side of the driveway.

Raised flagged patio area. Rear garden laid in lawn with mature borders and beds.

Detached garage with adjoining Dark room/store.

Oil storage tank.

Hardwood double glazed windows.

External lighting.





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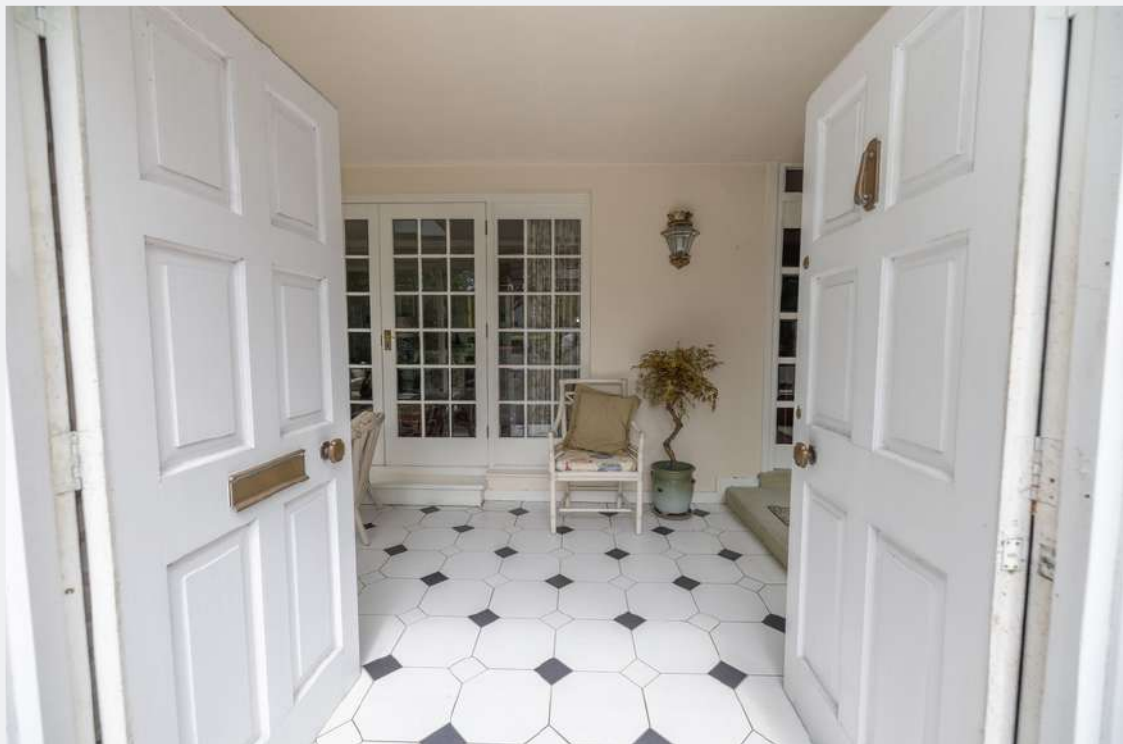
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FEATURES

- Delightful family home convenient to Lough shore and Warrenpoint Town Centre
- Easy drivetime to Newry City & M1 corridor
- Impressive & mature c.0.49 Acre plot
- Generous 3 Reception Room, 4 Bedroom family accommodation
- Refurbished family bathroom
- Spacious Utility Room, plus home office
- Oozing inherent character & charm and containing many original features
- Distinctive driveway and external façade
- Hardwood double glazed windows
- Oil fired central heating system

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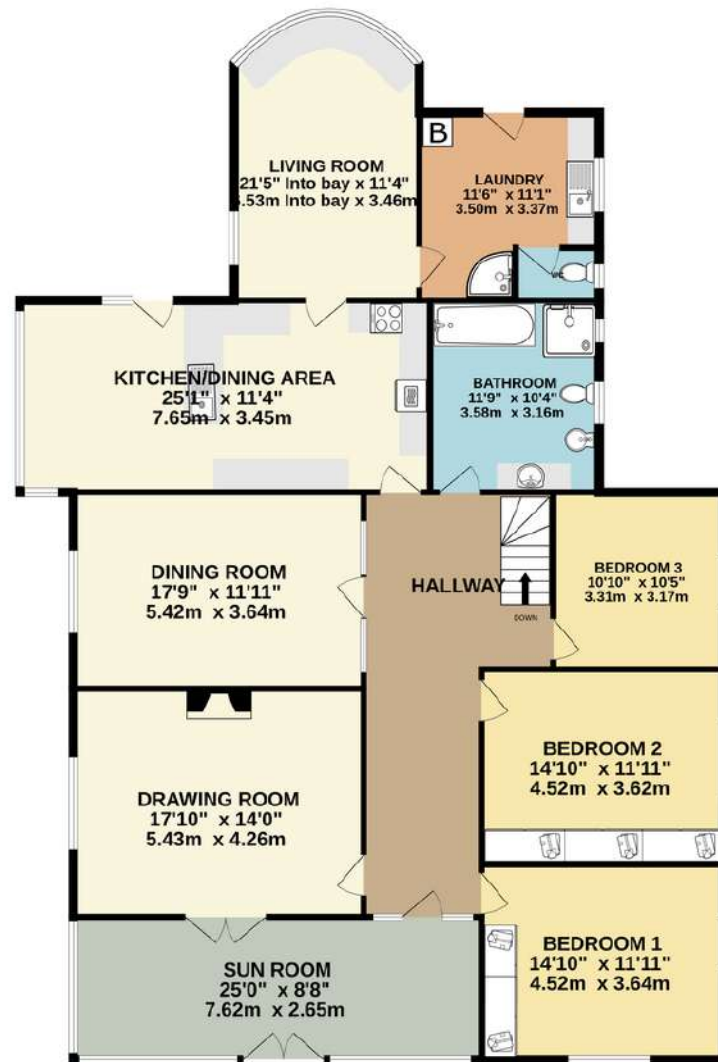
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GROUND FLOOR

1ST FLOOR

Floor Plans





FURTHER INFORMATION

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