



1 Rowallon

Warrenpoint, Newry, BT34 3TR

Offers over £325,000

1 Rowallon

Warrenpoint, Newry, BT34 3TR



SPACIOUS FAMILY HOME

FURTHER DETAILS & APPROX ROOM SIZES

GROUND FLOOR

Entrance Hallway

Lounge

17'8" x 14'9" (5.41m x 4.52m)

Living Room

16'7" x 13'0" (excluding bay) (5.07m x 3.97m (excluding bay))

Kitchen/Dining

26'0" x 9'7" (7.95m x 2.93m)

Utility Room

8'0" x 5'10" (2.45m x 1.80m)

Downstairs Cloakroom

6'11" x 3'5" (2.11m x 1.05m)

FIRST FLOOR

Landing

Bedroom 1 (Master)

17'8" x 17'2" (5.41m x 5.25m)

En-Suite 1

7'2" x 5'10" (2.20m x 1.78m)

Bedroom 2 (Guest Room)

13'0" x 13'2" (3.98m x 4.02m)

En-Suite 2

7'9" x 4'9" (2.37m x 1.47m)

Bedroom 3

11'7" x 9'7" (3.55m x 2.93m)

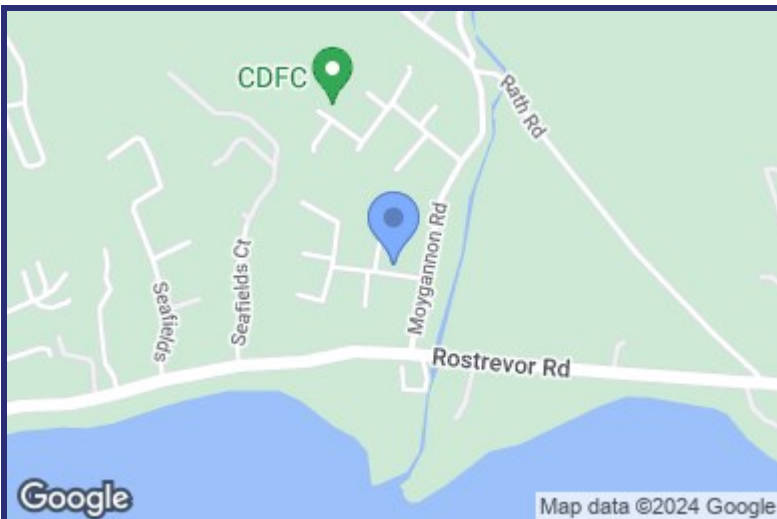
Bedroom 4

12'8" x 7'8" (3.87m x 2.35m)

Family Bathroom

10'11" x 9'7" (3.33m x 2.93m)

EXTERNAL



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



Floor Plan

GROUND FLOOR
1057 sq.ft. (98.2 sq.m.) approx.



We look forward to working with you...



We get there together

Our experienced and trusted team have assisted 1000's of people with buying, selling and letting.



We're here for you

Client care is at the very heart of what we do. We will guide and support you every step of the way.



Always close by

With multiple offices and a leading marketing team, we will make sure that you get the very best result.

Newry:
30 Monaghan Street, Newry, Co.Down, BT35 6AA
T: 028 300 50633 E: newry@bradleyni.com

Warrenpoint:
25 Duke Street, Warrenpoint, Co.Down, BT34 3JY
T: 028 417 73777 E: warrenpoint@bradleyni.com

Rostrevor:
14 Bridge Street, Rostrevor, Co.Down, BT34 3BG
T: 028 417 39999 E: rostrevor@bradleyni.com

Belfast:
55-59 Adelaide Street, Belfast, Co.Antrim, BT2 8FE
T: 028 962 09909 E: belfast@bradleyni.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.