



## 65 Milltown Street

Warrenpoint, Newry, BT34 3PU

Offers in excess of  
**£350,000**

This most impressive 4 bedroom detached bungalow located in the ever popular area of Burren being minutes drive from Carrick Primary School and a short driving distance to Warrenpoint town centre.

The property is presented in meticulous condition throughout and has been extended to provide good size living accommodation, a driveway for ample parking with a large front garden and features a most attractive rear garden.

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## Porch

7'3" x 4'7" (2.21 x 1.42)

## Entrance Hall

14'5" x 6'0" (4.40 x 1.83)

## Living Room

15'10" x 14'2" (4.83m x 4.32m)

## Kitchen/dining

20'8" x 11'11" (6.30 x 3.64)

## Family Room

12'2" x 10'4" (3.71m" x 3.15m")

## Utility room

7'10 x 6'8" (2.39m x 2.03m")

## Toilet & wash hand basin

## Bathroom

9'10" x 11'10" (3.02 x 3.63)

## Master Bedroom

14'7" x 12'0" (4.45 x 3.68)

## Bedroom 2

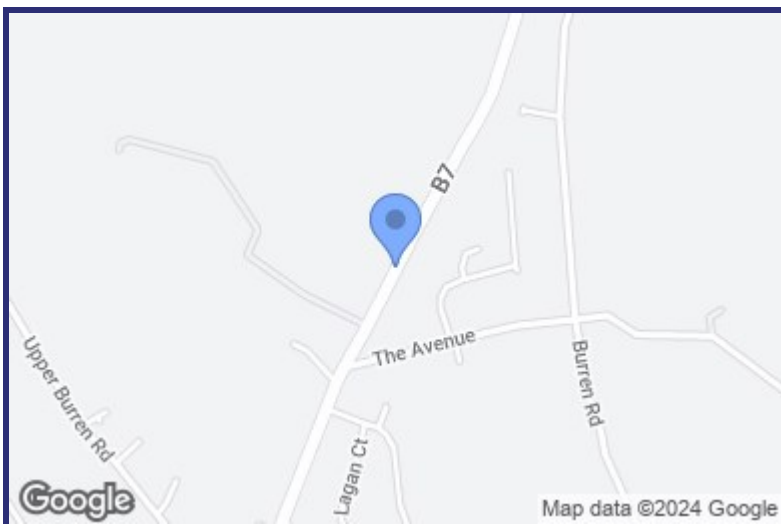
11'8" x 13'9" (3.57 x 4.20)

## Bedroom 3

14'7" x 12'0" (4.45 x 3.68)

## Bedroom 4

10'1" x 14'6" (3.08 x 4.42)

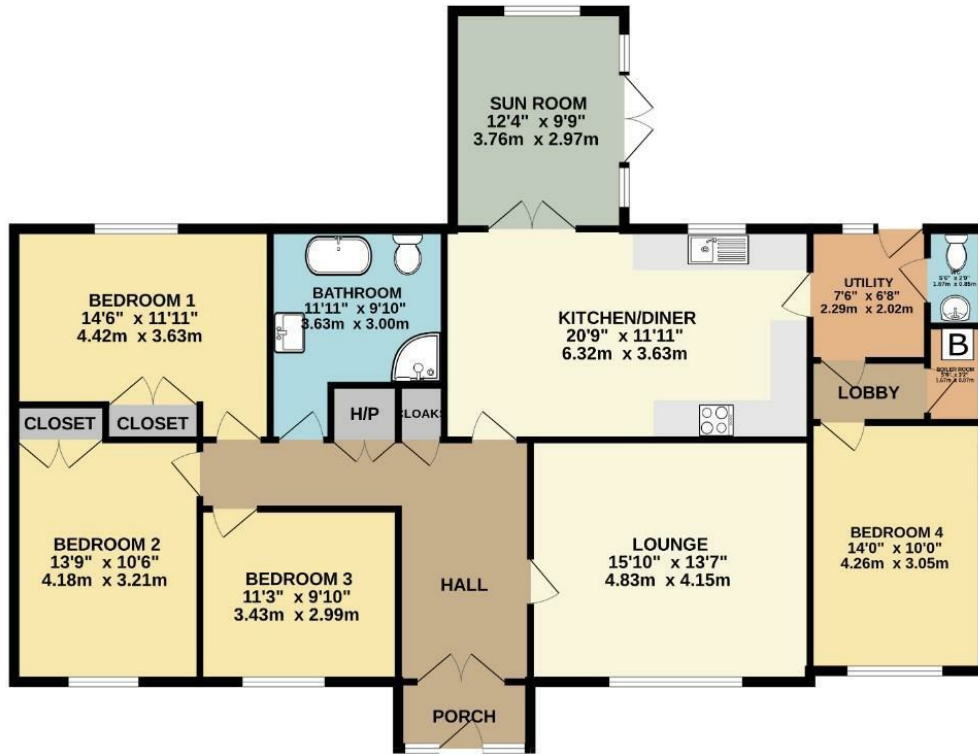


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	<b>63</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



# Floor Plan

## GROUND FLOOR



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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