

RS.24.067

## 26 Rowallon, Warrenpoint, Newry, County Down, BT34 3TR



**Asking Price £370,000**

## Property Description

New to the market, this excellent five bedroom, two reception home has no shortage of space or amenities for a growing family. Located in the sought after Rowallon development on the Moygannon Road, this property sits in prime position, close to both Warrenpoint town centre and Rostrevor Village. The nearest bus stop is within short walking distance, as well as Moygannon river, Warrenpoint shore line, and the Warrenpoint GAA club.

Externally, there is plenty of parking to the front and side of the property, in addition to well-manicured private gardens to the rear and front, a garage for storage, and a south-facing patio and BBQ area. Solar panels are fitted on this side of the house significantly reducing energy bills (figures available upon request).

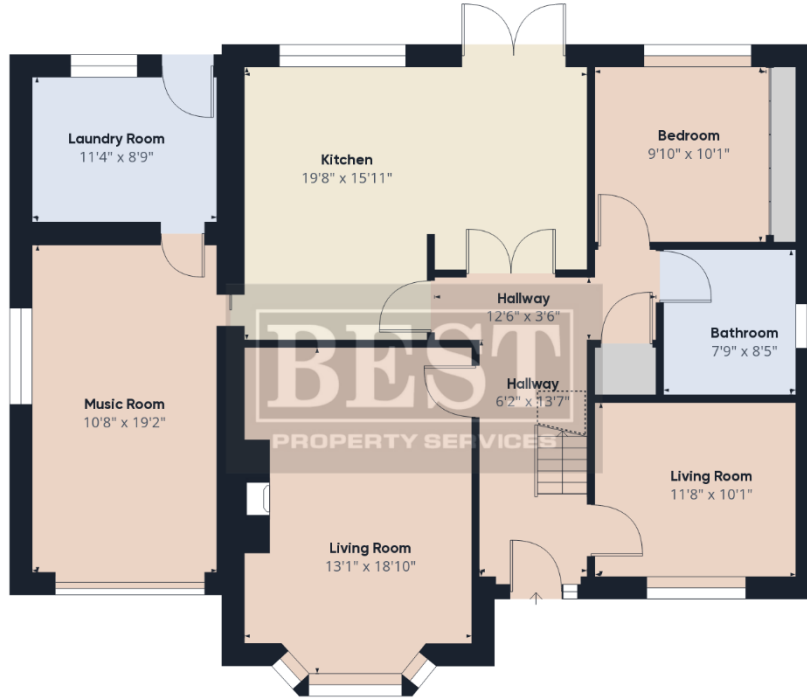
Internally, there are five bedrooms (one with ensuite, two with walk-in wardrobes); two reception rooms, an open plan kitchen/dining area, ground floor bathroom and first floor shower room. Two of the bedrooms benefit from being located on ground floor level - the fourth bedroom is currently being used as a living room, and the fifth bedroom an office. The property has recently had gas central heating installed, boasts a rare 'A' energy rating, and the living room benefits from an 'Ecoburn' 4 plus Multi-Fuel Stove. The spacious kitchen/dining area is flooded with natural light, in a south-facing position with double doors that open out on to the private patio and garden area.

This property has been maintained to a high standard, is in excellent condition and would likely suit a wide range of buyers.

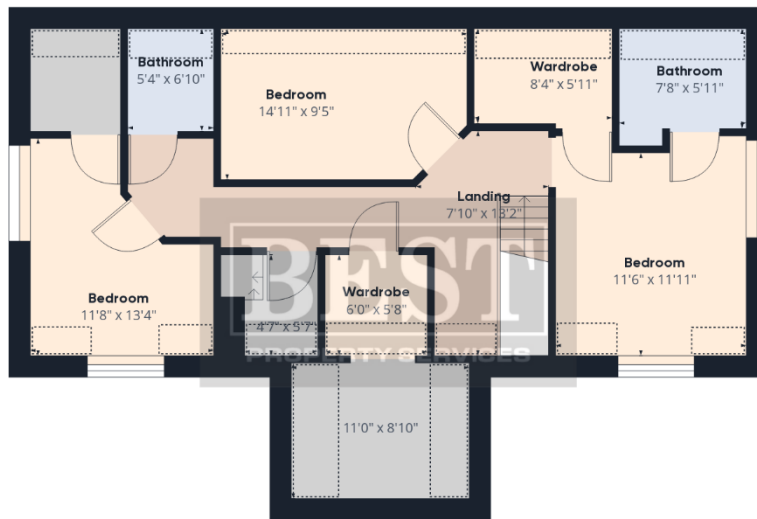




# Floorplan



Floor 1



Floor 2





## Summary

- Five bedroom detached family home with garage
- Garden and plentiful parking to the front, South facing garden to the rear
- Gas Central Heating
- 'A' Energy rating
- Solar Panels
- Security alarm system
- Located only a few minutes' from both Warrenpoint and Rostrevor
- 'Eco burn' Multi fuel stove

## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A	93 A	93 A
81-91	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

### Rates

£2,186.55 \*subject to change/according to LPS rates website

### 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 himself 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.