



‘GOMERA’
7a Well Road,
Warrenpoint

Offers over: £975,000

Closing date for offers: 28/08/24

(unless previously sold)

Property Description

Gomera', 7a Well Road, is an idyllic family home located on the scenic shore front of Warrenpoint. Built in 1992, this well-appointed residence sits in an elevated position enjoying 180 degree picturesque views of the Mourne Mountains, Carlingford Lough, and the Cooley Mountains. Situated on a quiet laneway just off the Well Road, the winding tarmac driveway leads to the property's entrance, garage, and surrounding private grounds.

Beautifully maintained gardens of approx 0.9 acres wrap around Gomera, as well as an array of mature trees and foliage. A long stretch of manicured lawns lead southwards, towards the exceptional coastal views.

Internally, the viewer is greeted by a spacious and welcoming entrance hall adorned with quality woodwork. The large reception rooms to the left including a dining room and formal living area, are bathed in natural light. Expansive double glazed teak windows capture the stunning sea and garden views from the living room, kitchen, and ground floor bedroom. The bright, south-facing kitchen comes equipped with an Aga and offers direct views of the private garden and Carlingford Lough.

This substantial property offers five double bedrooms, making it exceptionally well-suited for family life. The bedrooms are generously proportioned, awash with abundant daylight from large windows that frame the tranquil surrounding. Two well-appointed bathrooms, one of which is utilised as the main bedroom ensuite, provide convenience and comfort for all family members. There is an additional WC situated on the ground floor of the property.

Make this picturesque shore front family home your own and enjoy the harmonious blend of comfort, space, and breathtaking beauty.



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Private Gardens spanning 0.9 acres



Key Points

- Superb Family Home
- Located on the Shores of Carlingford Lough
- Built in 1992, the property remains in excellent condition
- Five Double Bedrooms
- Two Spacious Reception Rooms
- Detached Garage
- 0.9 acres of well-manicured garden and lawns
- Prime location close to Warrenpoint town centre and Rostrevor Village
- Alarm Security System
- Oil Fired Central Heating

GOMERA

7A

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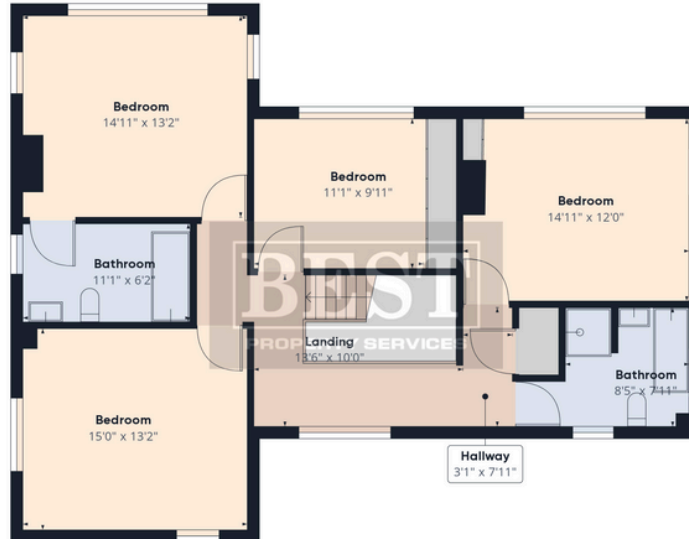




Floorplan



Floor 1



Floor 2

Approximate total area⁽¹⁾
2162.28 ft²

Reduced headroom
20.79 ft²

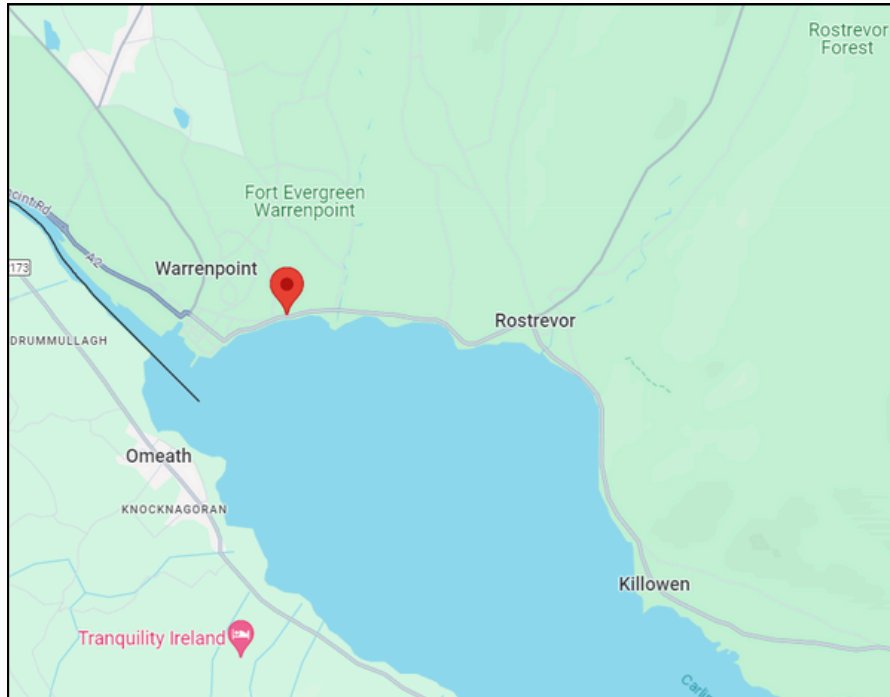
(1) Excluding balconies and terraces

⌊ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Location & Amenities



Local Amenities:

- The Whistledown Hotel - Popular local seaside hotel with dining facilities
- Warrenpoint Municipal Park - Beautiful park perfect for family outings
- Newry Golf Club - Scenic 18-hole golf course
- St. Peter's Parish Church - Historical place of worship
- Warrenpoint Marina - Ideal for boat enthusiasts and water sports
- Clonallon Park - Family-friendly park
- Daisy Hill Hospital - Well-regarded medical facilities
- Kilbroney Forest Park - Popular recreational area with walking trails

Commute Information

- Newry - 15 minutes
- Belfast International Airport - 60 minutes
- Belfast - 50 minutes
- Dublin Airport - 75 minutes
- Dundalk - 30 minutes









Energy Performance Certificate

To Be Confirmed

Offers

Whilst the agents invite offers from interested parties for this property initially on a private basis, we reserve the right on behalf of the Vendors to conclude the bidding (if necessary) by holding a meeting of all bidders on a specified date and time in our office. In the event that a meeting is to be arranged, only those parties with a valid offer on the property can be assured of being notified of the specific time and date. Viewing by appointment only.

Closing Date for Offers:

28th August 2024 unless previously sold

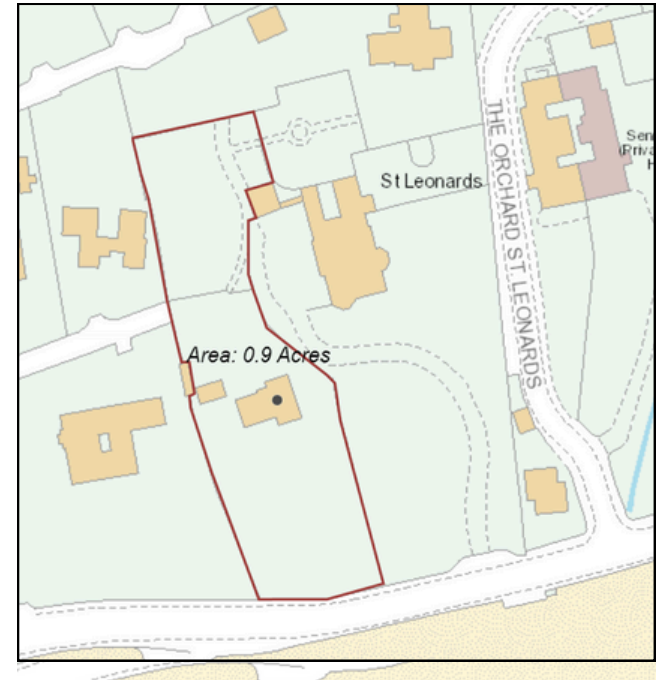
Boundary Map:

Viewings:

Best Property Services reserves the right to request proof of funds from any intending purchasers

Rates

£3,012.86* Subject to change



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.

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.

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.