



2 Ballydesland Road
Warrenpoint, Newry, BT34 3QD

Offers over £375,000

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- Perched on a plot of c0.4acres
- Well manicured matured gardens to include two ponds, apple trees and a myriad of trees and shrubs
- Stunning panoramic views of the local countryside down to the sea
- Ideally located close to local shops, schools and further amenities
- Oil fired central heating
- Off street parking and outbuildings

SUMMARY

Accommodation in Brief:

GROUND FLOOR

Entrance Hall

Living Room

22'4" x 15'6": (6.83m x 4.73m:)

Storage/Office

9'6" x 4'11": (2.91m x 1.52m:)

Bedroom 1

12'9" x 9'1": (3.91m x 2.79m:)

Bedroom 2

12'9" x 10'1": (3.91m x 3.08m:)

Jack and Jill Ensuite

6'8" x 5'6": (2.05m x 1.70m:)

Bedroom 3

9'11" x 7'3": (3.04m x 2.21m:)

Bedroom Storage

3'2" x 5'6" (0.98m x 1.70m)

Bathroom

7'6" x 5'6": (2.29m x 1.70m:)

Utility Room

12'0" x 9'6": (3.68m x 2.91m:)

Kitchen/Dining Room

18'11" x 17'7": (5.79m x 5.38m:)

FIRST FLOOR

Master Bedroom

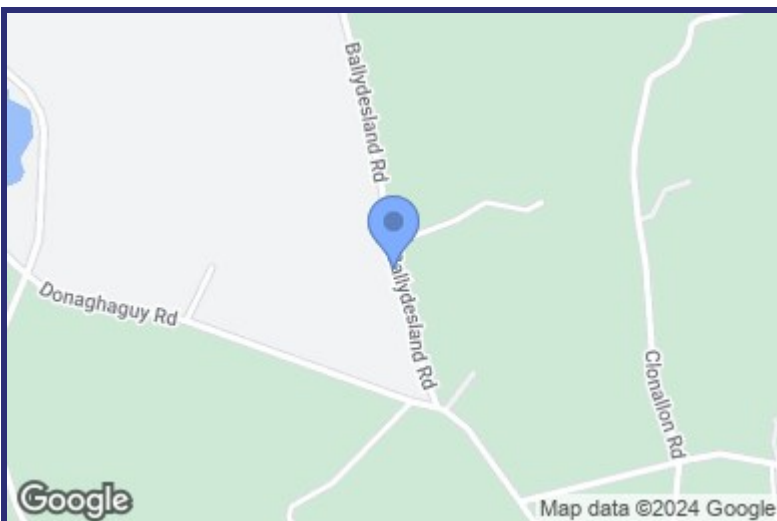
18'11" x 14'2": (5.79m x 4.33m:)

Shower Room

8'0" x 5'6": (2.44m x 1.70m:)

EXTERIOR

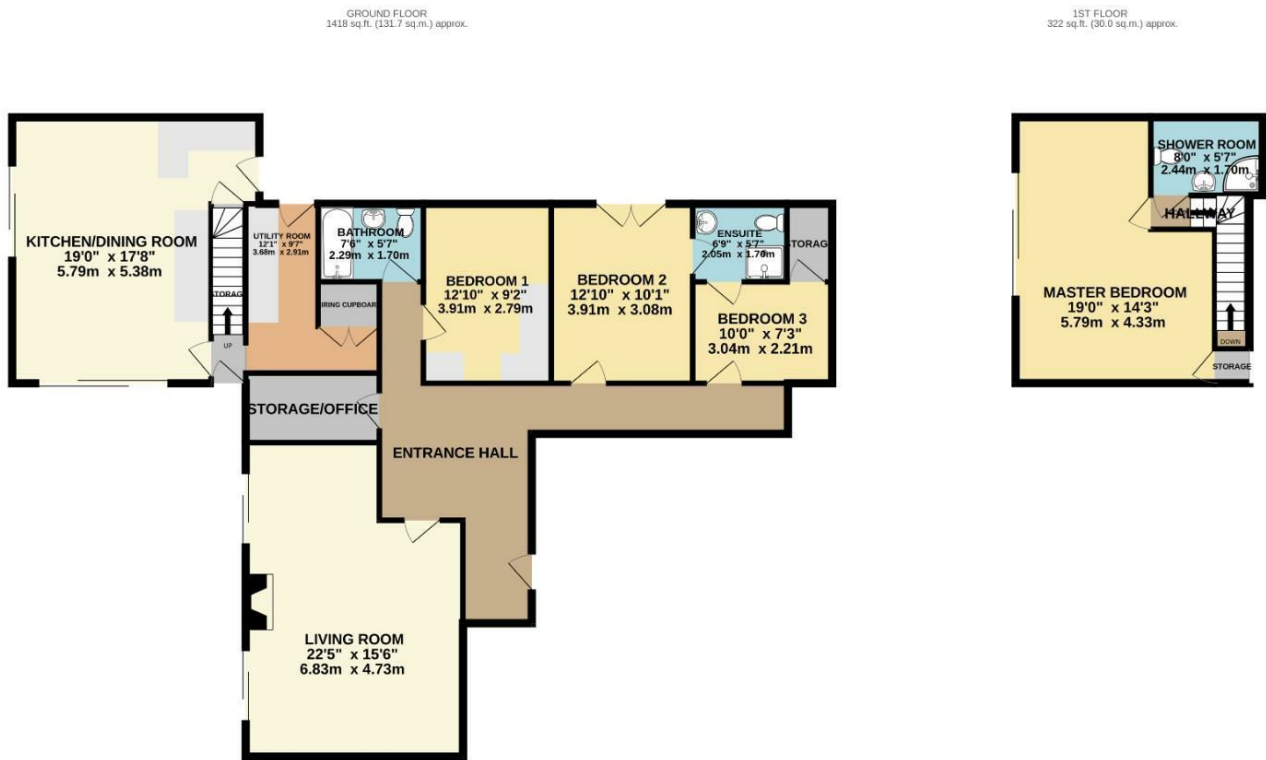
Outbuildings



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



Floor Plan



TOTAL FLOOR AREA: 1740 sq.ft. (161.6 sq.m.) approx.

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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