

RS.24.093

**2 Donagh Grove, Warrenpoint,  
Newry, County Down, BT34 3UH**



**Offers over £195,000**

## Property Description

New to the market, this modern and well-presented three bedroom semi-detached property will appeal to a wide range of buyers. Located in a quiet residential cul-de-sac just off the Donaghaguy road and less than 5 minutes drive from Warrenpoint town centre, the highly sought after Donagh Grove development sits within a short distance from St Mark's Secondary School and Carrick Primary School. The front exterior benefits from a South-facing lawn, a double driveway and an enclosed garden to the rear.

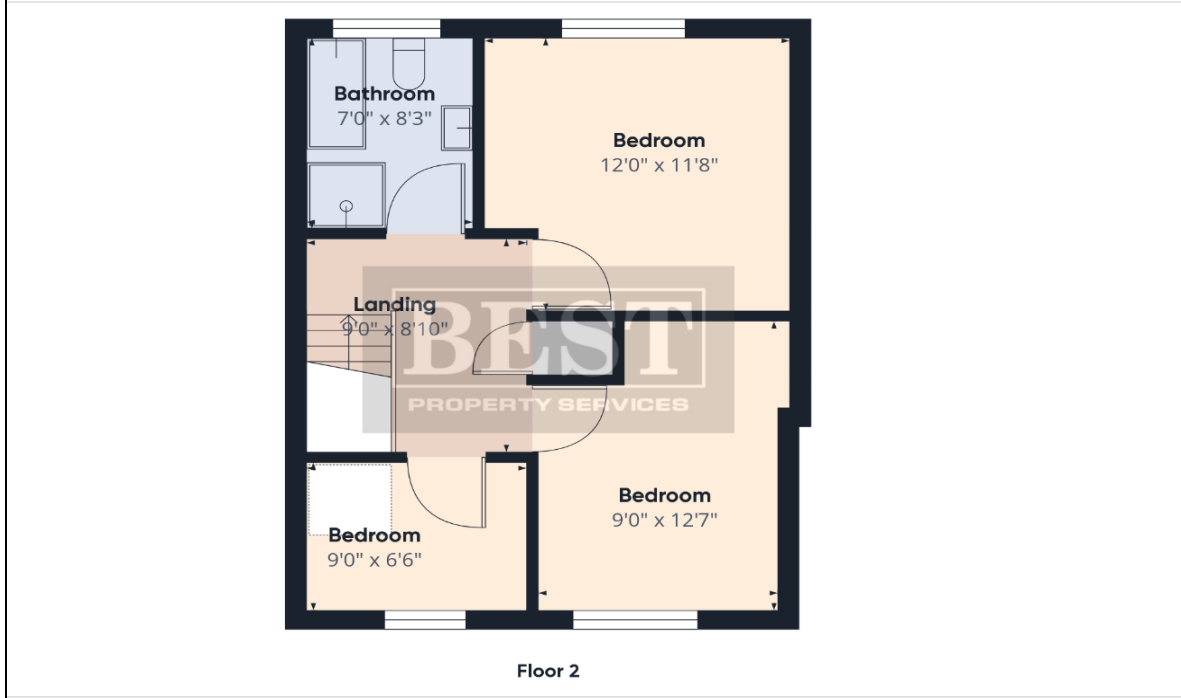
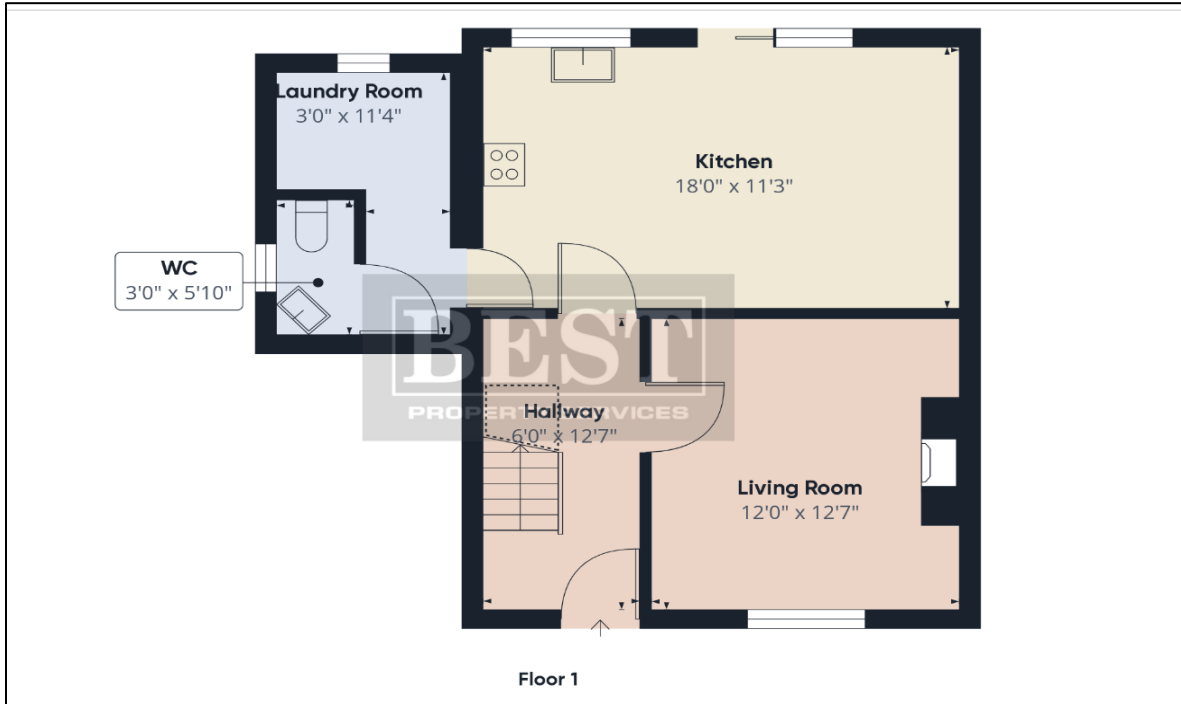
Internally, there is a living room, a bright open plan kitchen/living/dining area with plenty of storage units and glass patio doors opening out to the rear patio garden area. A utility room and WC off the kitchen complete the ground floor. The first floor comprises of three bedrooms- two double and one single, a family bathroom with bath and shower, spacious landing and a shelved hotpress for additional storage.

- Three Bedroom Semi-Detached
- Family Home
- Enclosed Garden to the rear
- Oil Fired Central Heating
- Granite counter tops and fireplace
- Side extension to include ground floor utility and WC
- Close to all local amenities and schools





# Floorplan



## **Property Description**

### **Entrance Hallway**

6' 0" x 12' 7"

Solid Wood Flooring; Stairway; Zoned Alarm Security System

### **Living Room**

12' 0" x 12' 7"

Solid Wood Flooring; PVC Double Glazed Windows; Double Radiators; Open fire with Granite hearth, Granite surround and cast iron insert, plumbed for gas fire

### **Kitchen**

18' 0" x 11' 3"

Tiled Flooring; Open Plan kitchen/dining area; Upper and lower level kitchen storage units; Granite worktops; 'Neff' electric oven and hob; Recessed spotlighting; Double Glazed Sliding Doors leading out to patio area

### **Laundry Room**

3' 0" x 11' 4"

Tiled Flooring; Extractor Fan; Upper and lower level units

### **WC**

3' 0" x 5' 10"

Tiled Flooring & Walls; Wash Hand Basin; Toilet; PVC Double Glazed Window

### **Bathroom**

7' 0" x 8' 3"

Laminate Wood Flooring; Tiled Walls; Bath; Electric Shower; PVC Double Glazed Window; Recessed Spotlighting; Towel Rail

### **Main Bedroom**

3' 0" x 5' 10"

North Facing Double Bedroom; Carpet Flooring; PVC Double Glazed Windows; Single Radiator; Recessed Spotlights

### **Bedroom 2**

12' 0" x 11' 8"

South Facing Double Bedroom; Carpet Flooring; PVC Double Glazed Windows; Single Radiator; TV Point

### **Bedroom 3**

9' 0" x 12' 7"

South Facing Single Bedroom; Carpet Flooring; PVC Double Glazed Window

### **Landing**

9' 0" x 8' 10"

Carpet Flooring; Access to Roofspace (floored and insulated) with Pull down 'Slingsby' Ladder

### **External**

-Private paved parking

-Lawns laid to the front and enclosed garden to the rear

-Oil tank & boiler

-Fenced Boundary

-Garden Shed





## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	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

£1,020.39\* 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.

### 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.

### Important Information:

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.

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