



30 Avoca Lawns

Warrenpoint, Newry, BT34 3RJ

Offers Over £345,000

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- Detached 5 Bedroom Home on c. 0.3 acres
- Beam vacuum system
- Ideally located in well-established area of Warrenpoint
- Surrounded by mature gardens to front, side and rear
- Oil fired central heating
- Double glazing throughout

SUMMARY

Accommodation in Brief:

GROUND FLOOR

Entrance Hall

Living Room

18'5" x 13'10" (5.62m x 4.23m)

WC

3'6" x 5'10" (1.07m x 1.79m)

Bedroom 1

10'7" x 9'0" (3.24m x 2.75m)

Master Bedroom

14'0" x 10'10" (4.27m x 3.31m)

Ensuite

8'8" x 7'4" (2.64m x 2.24m)

Bedroom 2

12'10" x 10'4" (3.91m x 3.15m)

Wet Room

3'1" x 6'6" (0.94m x 1.98m)

Bedroom 3

11'11" x 10'4" (3.63m x 3.15m)

Bathroom

10'4" x 7'3" (3.16m x 2.23m)

Kitchen

14'9" x 10'4" (4.5m x 3.16m)

Utility Room

7'2" x 5'5" (2.20m x 1.66m)

Dining Room

14'0" x 10'11" (4.27m x 3.35m)

Garden Room

13'10" x 10'11" (4.22m x 3.35m)

FIRST FLOOR

Family Room

28'7" x 11'3" (8.72m x 3.44m)

Office/Bedroom

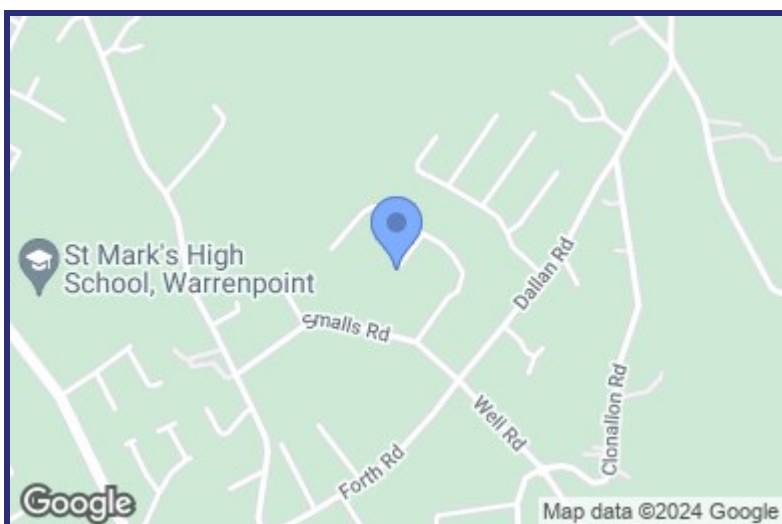
10'9" x 8'3" (3.29m x 2.52m)

Bedroom 5

13'10" x 13'8" (4.24m x 4.18m)

Integrated Garage

EXTERIOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	68
Northern Ireland	EU Directive 2002/91/EC	

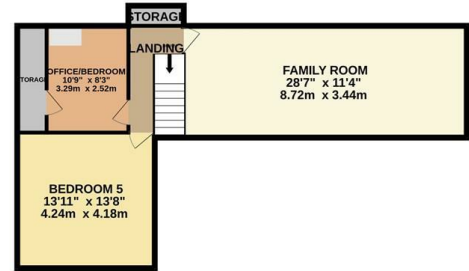


Floor Plan

GROUND FLOOR
1885 sq.ft. (175.1 sq.m.) approx.



1ST FLOOR
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA : 2593 sq.ft. (240.9 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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