

## 11 Mourne Drive

Warrenpoint, Newry, BT34 3JL

Offers Over £144,950

Welcome to Mourne Drive, a charming property located in the heart of Warrenpoint. This delightful mid-terrace house boasts not only a convenient location but also offers a perfect blend of comfort and style.

The property features a well-maintained bathroom, ensuring your daily routines are both convenient and comfortable. Additionally, the spacious gardens to the front and rear of the house provides the perfect outdoor space.

Situated in a convenient location, this property offers easy access to local amenities, schools, transport links, shops and Restaurants.

Early Viewing is highly recommended,  
Viewings strictly by appointment only via our Warrenpoint office on (028) 417 73777

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- Oil Fired Central Heating
- Double Glazed throughout
- Large Paved garden to front with Wall surround & Large Garden to rear with rear access
- Ideal Location
- Close to Warrenpoint Town Centre

## Hallway

## Living Room

12'11" x 11'9" (3.95 x 3.60)

## Kitchen

12'11" x 12'1" (3.95 x 3.70)

## Utility/Pantry

8'6" x 5'7" (2.60 x 1.72)

## Bathroom

6'3" x 5'11" (1.91 x 1.81)

## Bedroom 1

12'3" x 11'9" (3.75 x 3.60)

## Bedroom 2

12'3" x 9'5" (3.75 x 2.89)

## Bedroom 3

9'2" x 8'6" (2.81 x 2.60)

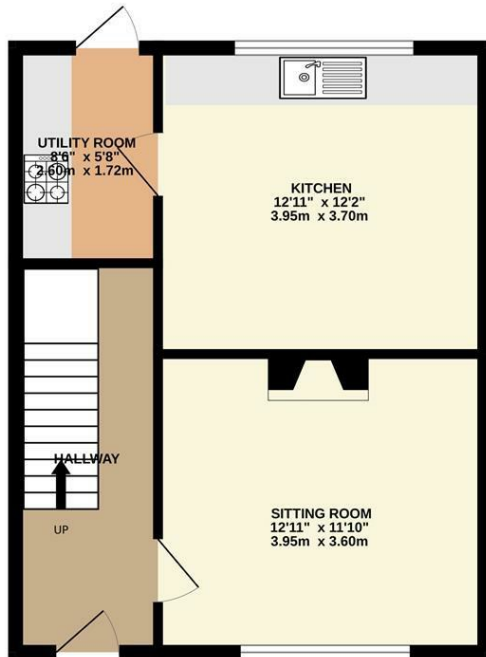


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	63
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

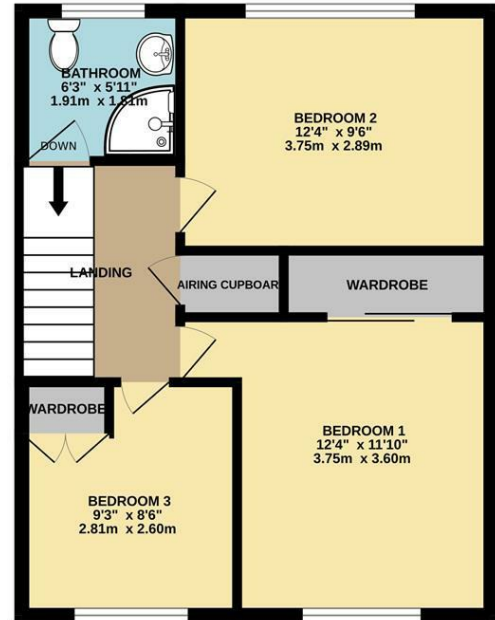


# Floor Plan

GROUND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR  
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 884 sq.ft. (82.1 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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