









INDIVIDUAL ATTENTION | LOCAL KNOWLEDGE | INDEPENDENT ADVICE

RS.24.150

'Marino', 40 Seaview, Warrenpoint, Newry, County Down, BT34 3NJ



Guide Price £599,000







Property Description

New to the market, 'Marino' is a five bedroom detached shorefront property situated in the heart of Warrenpoint is a rare find. It is one of only three detached properties along this stretch that has dual access, both onto the main shore road to the front, and to the rear, access out to onto Springfield road.

The property itself dates back to the 1800s, the current owners having resided here for the last 30+ years. It benefits from a beautiful Southerly aspect, flooding the front reception rooms and bedrooms with plenty of natural light, whilst also enjoying the serene views across the Lough towards Omeath and Carlingford. The site spans approx 0.2 acres in total, with gardens laid to the front and a yard with plenty of parking to the rear.

The location of Marino benefits from being only a few minutes' walk from Warrenpoint town centre, the shore front, and to Clonallon Park, where there is an entrance just off Springfield Road.

As you enter through the front of the property, there is an entrance hallway with two large reception rooms either side. All with high ceilings, ornate period features and two open fires. Continuing down the hallway, there is a main bathroom, a smaller snug room which leads into the kitchen, a back porch and spacious utility room. There is a cellar for storage underneath the ground floor.

There are four main bedrooms on the first floor, one with an en-suite shower room. A fifth bedroom is situated on the top floor which was previously an attic, but is now used as a bedroom and a separate room for additional loft storage space. This property would make the ideal home for a growing family.

- Five Bedroom Detached Family Home
- Outdoor space to the front & rear
- Situated in the heart of Warrenpoint
- Scenic views across Carlingford Lough
- South facing aspect
- Internal area spans just over 3,000 square feet
- External area approx. 0.2 acres
- Cellar under ground level for additional storage



BEST

Front, South-facing aspect

Rear access onto Springfield Road



Front access onto the main shore front road



Conservatory



Living room 1 leading into conservatory







Front entrance

Living room 2

Floorplan





Front door



Living room 2





Entrance hallway





Snug room off kitchen

Stairway



Front, South-facing garden



Bedroom



Main Bathroom



Kitchen



First floor hallway



En-suite shower room



Views from first floor across Carlingford Lough



Large Bedroom with en-suite



Bedroom



Bedroom





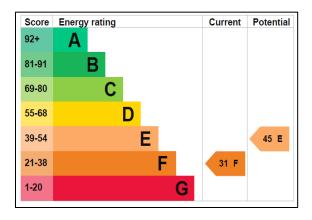


Loft





Energy Performance Certificate



Viewing:

By appointment only

Office Opening Hours Monday- Thursday: 9-5.30 Friday: 9-5 Saturday: By Appointment

Rates

£3,401 *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.

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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.

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