

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



*Front, South-facing aspect*



*Rear access onto Springfield Road*



*Front access onto the main shore front road*



*Conservatory*



*Living room 1 leading into conservatory*



*Living room 2*



*Front entrance*

# Floorplan



Floor 1



Floor 2



Floor 3



*Front door*



*Entrance hallway*



*Living room 2*



*Stairway*



*Snug room off kitchen*



*Front, South-facing garden*



*Kitchen*



*Bedroom*



*First floor hallway*



*Main Bathroom*



*En-suite shower room*



*Views from first floor across Carlingford Lough*



*Large Bedroom with en-suite*



*Bedroom*



*Bedroom*



*Back patio*



*Loft*





## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		45 E
21-38	F	31 F	
1-20	G		

### 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.

### 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.