



Templeton Robinson are delighted to bring to the market this beautiful red brick bay fronted property positioned in the middle of the bustling Warrenpoint Town Centre. The property represents a unique opportunity to acquire a truly magnificent four bedroom semi-detached family home providing excellent transport links to Dublin, Dundalk, Rostrevor, and Belfast City Centre for the daily commuter.

This period property retains many of its original highly sought after features and provides excellent accommodation over ground floor and first floor. The ground floor of the property provides a spacious entrance hall with additional storage, downstairs WC, two front reception rooms, dining area open to a fitted kitchen with French doors leading to a private rear garden.

The first floor of the property provides a spacious landing with picture window and stain glass insets, four well-appointed bedrooms, separate WC, family bathroom with both bath and shower facilities and an access hatch leading to the roofspace.

Guide Price  
£495,000

3 Queen Street,  
Warrenpoint,  
Newry,  
BT34 3HZ

Viewing by  
appointment with  
& through agent  
028 9266 1700

Externally, the property provides excellent private mature gardens with an enclosed front garden providing an array of mature shrubs and plants with a patio walkway leading to the front door. The rear garden provides a private patio area which leads to an extensive private garden laid in lawns with potential for extending subject to usual planning consents. The property also provides a detached garage to the rear with private parking for two cars.

The property further benefits from UPVC double glazed windows, oil fired central heating with a newly installed boiler, original open fireplaces, cornice ceilings and picture rails and detailed original stain glass windows with lead insets.

Rarely do properties of this calibre present themselves to the open market, we recommend viewing at your earliest convenience to appreciate all it has to offer.



- Beautiful Red Brick Bay Fronted Four Bedroom Semi-Detached Retaining Many Original Period Features Throughout
- Conveniently Located in Warrenpoint Town Centre Between Seaview and Church Street
- Excellent Transport Links to Belfast City Centre, Dundalk and Dublin
- Walking Distance to Carlingford Coastline with Excellent Scenic Views across the Lough
- Four Well Appointed Double Bedrooms, Main Bedroom with Bay Window
- Spacious Hallway with Cloaks Area and Under Stairs Storage
- Two Front Reception Rooms
- Separate Dining Room with Archway to Fitted Kitchen
- Downstairs WC
- Family Bathroom with White Suite and Separate WC
- Enclosed Mature Front Garden with Walkway to Front Door
- French Doors Leading to a Private Rear Patio Area with Southerly Aspect
- Further Extensive Rear Garden with Mature Trees, Shrubs and Plants Leading to a Raised Patio Area Ideal for Outdoor Entertaining
- Detached Garage to Rear Providing Space for Two Cars
- Oil Fired Central Heating and UPVC Double Glazed Windows
- Ideally Suited to the Young Professional, Young Family or Upsizer Alike
- Early Viewing Highly Recommended
- To Arrange a Private Viewing Please Contact our Lisburn Office on 02892 661 700

The Property Comprises:

## Ground Floor

Hardwood front door with frosted glass inset and stained glass lead detailing into...

RECEPTION HALL: Tiled floor, stained glass side light with lead detailing. Picture rail, generous understairs storage.



## CLOCKS AREA:

DOWNSTAIRS WC: Comprising low flush wc, floating wash hand basin with chrome tap, fully tiled walls, tiled floor, further glazed inner door with stained glass lead detailing into reception hall.

LOUNGE: 15' 3" x 11' 9" (4.65m x 3.58m) (at widest points with measurements into semicircular bay window) Outlook to front, cornice ceiling, working fireplace with wooden surround, tiled inset and granite hearth.



Telephone 028 9266 1700

[www.templetonrobinson.com](http://www.templetonrobinson.com)

LIVING ROOM: 13' 0" x 11' 8" (3.96m x 3.56m) (at widest points with measurements into bay window) Outlook to front, solid strip wooden flooring, Marble mantelpiece surround, cast iron inset and granite hearth, corner ceiling.



DINING ROOM: 11' 6" x 10' 5" (3.51m x 3.18m) (at widest points) Polished tiled floor, uPVC double glazed French doors to rear garden, archway to kitchen.



KITCHEN: Range of high level units, laminate effect worktops, sink with side drainer and chrome mixer tap and telephone attachment, 4 ring touch screen ceramic hob with built in extractor fan, tiled walls and polished tiled floor, built-in high level double oven and grill, plumbed for washing machine, plumbed for tumble dryer. UuPVC double door access to rear garden.



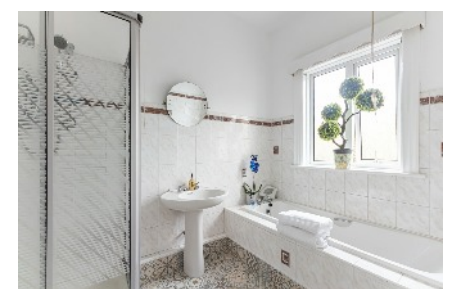
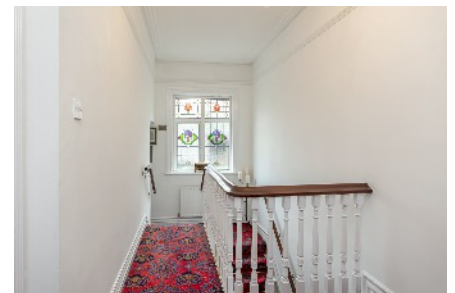
Stairs to .

First Floor Return

LANDING: Picture window with frosted glass, stained glass insets.

FAMILY BATHROOM: White suite comprising pedestal wash hand basin with chrome mixer taps, corner shower unit with sliding door, shower with chrome thermostatic controlled telephone attachment, tiled panel bath with chrome taps, part tiled walls, tiled floor.

SEPARATE WC: White suite comprising low flush wc, frosted glass picture widow, Terrazzo tiled flooring.



Telephone 028 9266 1700

[www.templetonrobinson.com](http://www.templetonrobinson.com)

## First Floor

LANDING: Cornice ceiling, picture rail.

BEDROOM (1): 14' 0" x 12' 0" (4.27m x 3.66m) (at widest points measurements in the bay window)

Cornice ceiling picture rail, outlook to front. Tiled fireplace with wooden mantelpiece and surround.



BEDROOM (2): 11' 9" x 10' 5" (3.58m x 3.18m) (at widest points) Outlook to rear, cornice ceiling,

picture rail.



BEDROOM (3): 14' 4" x 11' 9" (4.37m x 3.58m) (at widest points) Outlooking to front. Corner ceiling

and picture rail. Fireplace with wooden mantelpiece and tiled surround.



BEDROOM (4): 8' 4" x 6' 9" (2.54m x 2.06m) (at widest points) Outlook to rear, access roofspace, picture rail.



### Outside

Front garden with walkway, surrounding mature flower beds, shrubs and trees.

Extensive and enclosed private rear garden with South Easterly aspect part patio, part laid in lawns with vast array of surrounding shrubs, trees and hedging.

Detached double garage with private parking to rear.



Telephone 028 9266 1700

[www.templetonrobinson.com](http://www.templetonrobinson.com)

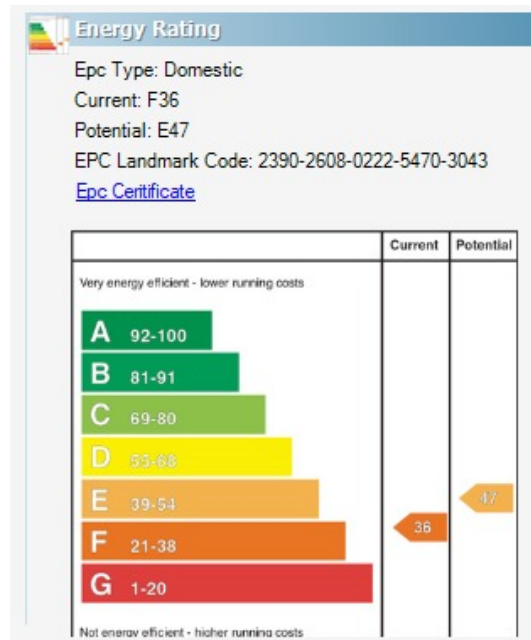


Floor 2



Floor 1

Lisburn - 028 92 66 1700  
 Ballyhackamore - 028 90 65 0000  
 Lisburn Road - 028 90 66 3030  
 North Down - 028 90 42 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



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 intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.