



1 Riverfields Avenue Warrenpoint, Newry, BT34 3FQ

Offers Over £330,000

Nestled in the desirable area of Riverfields Avenue, Warrenpoint, this impressive detached house offers a perfect blend of comfort and convenience. Built in 1993, the property boasts a spacious layout that is ideal for family living. With five well-proportioned bedrooms, there is ample space for everyone to enjoy their own privacy, while the two reception rooms provide versatile areas for relaxation and entertainment.

The property features two bathrooms, ensuring that morning routines run smoothly for all occupants. The generous parking space accommodates up to three vehicles, making it convenient for families or those who enjoy hosting guests.

Set in a sought-after location, this home is just a stone's throw away from local amenities, providing easy access to shops, schools, and recreational facilities. The gardens to the front and side of the property offer a delightful outdoor space, perfect for enjoying the fresh air or tending to your gardening interests.

This spacious home in Warrenpoint is an excellent opportunity for those seeking a comfortable and well-located residence. With its appealing features and proximity to essential services, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this wonderful property your new home.

1 Riverfields Avenue

Warrenpoint, Newry, BT34 3FQ



- Sought after location
- Oil Fired Central Heating
- Double Glazing throughout
- Detached garage

Entrance Hall

Carpet stairs leading to first floor

Living Room

12'11" x 15'11" (3.95 x 4.86)

Storage Room

8'8" x 4'9" (2.65 x 1.45)

Sitting Room

11'3" x 10'11" (3.43 x 3.33)

Bedroom 3

11'4" x 19'9" (3.47 x 6.03)

Bathroom

8'8" x 8'0" (2.65 x 2.46)

Shower Room

8'7" x 7'9" (2.63 x 2.38)

Kitchen

12'11" x 15'11" (3.95 x 4.86)

Bedroom 4

7'10" x 7'9" (2.41 x 2.38)

Utility

6'11" x 8'0" (2.11 x 2.46)

Bedroom 5

12'11" x 19'9" (3.95 x 6.03)

Bedroom 1

10'2" x 10'11" (3.1 x 3.33)

External

Bedroom 2

11'4" x 10'4" (3.47 x 3.16)



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		
Northern Ireland	EU Directive 2002/91/EC	

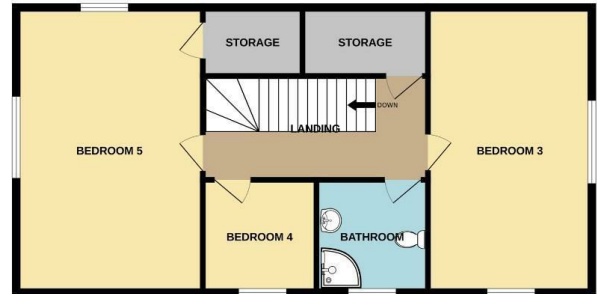


Floor Plan

GROUND FLOOR
1086 sq.ft. (100.9 sq.m.) approx.



1ST FLOOR
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA: 1876 sq.ft. (174.3 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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With multiple offices and a leading marketing team, we will make sure that you get the very best result.

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