

**‘The Diamond’**  
**Seafields, Warrenpoint, BT34 3TG**



**Exceptional Family Home situated on a large corner site, within walking distance of Warrenpoint Shore Front**

**Guide Price £850,000**

Welcoming new to the market a unique opportunity to acquire this Exceptional Detached Family Home extending to approximately 4,000 sq ft, located within the much sought after Seafields Development which is only a couple of minutes' walk to the Warrenpoint Coastline with mountain views over the surrounding countryside.

This location will be ideal for commuters seeking a family home with easy access from Co Down to Co Louth and beyond with the Narrow Water Bridge which is under construction currently. This bridge will link the Villages of Warrenpoint, Rostrevor and Carlingford. This location is within close proximity to local Primary and Secondary Schools and a host of restaurants close by.

Kilbroney Forest Park and Killowen Yacht Club is only 2.5 miles from Seafields and is a wonderful escape for all the family, offering activities such as hiking, camping, mountain biking, kayaking, swimming and paddle boarding with local footballs and tennis club near by. In addition to this if you are a keen golfer Warrenpoint Golf Club is only a short distance away and Kilkeel Golf Club which is located at the foot of The Mourne.

## **ACCOMMODATION**

Entrance Level Accommodation comprises: Entrance Hallway, Lounge, Living Room, Open Plan Kitchen/Dining/Living Area, Pantry, Utility Area/Boot Room, Shower Room.

First Floor Accommodation comprises: Gallery, Four Double Bedrooms (Main Bedroom Dressing Room & Two Ensuite Shower Rooms), Family Bathroom, Home Office.



## **INTERNAL FEATURES**

- Painted internal walls and ceilings with a choice of colours
- Deep profiled architraves and skirting boards in painted finish
- High quality featured stairs
- Bright and spacious entrance hallway
- Plaster cornicing to hall, lounge, reception room and landing areas
- Generous range of electrical sockets and switches
- Lighting to combine a mix of recessed LED spot lighting, pendant lighting, and wall lighting
- Mains Supply smoke, heat, and carbon monoxide detectors with Battery backup
- High quality ironmongery
- Solid timber 2 panel oak doors, with glazed detailing in selected areas
- Solid concrete flooring to first floor
- Security alarm
- Kitchen
- Luxury painted kitchens with feature Island, soft close doors and drawers (From Nominated Suppliers)
- Stone worktop surfacing

## **PANTRY**

- High Quality fitted units and open shelving. Sink Unit
- Power supplies for appliances
- Utility room
- Designed fitted units
- Sink unit
- Broom cupboard

## **BATHROOMS /ENSUITES**

- Luxurious fixtures and fittings from nominated suppliers ranges
- Wall hung / back to wall toilets with soft close function
- Walk in showers with fixed glazed screen
- Recessed shower valve with drencher shower head and handheld shower fittings to all showers
- Heated towel rails
- Brass ware available in a range of finishes

## **FLOORING** (From Nominated Suppliers)

- Wall tiling within shower areas, and over sinks
- Quality Carpets and underlay / Flooring to all bedrooms dressing areas
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## **HEATING**

- Underfloor heating throughout
- Energy efficient Air source heating system
- Mechanical ventilation / heat recovery system

## **EXTERNAL FEATURES**

- Slated roof
- Black period style guttering and rainwater goods
- External render with period window surrounds
- Double glazed PVC sliding sash windows
- Painted hardwood external doors with glazed panels
- Aluminium patio doors
- External power supplies garden lights
- Patio to include breakfast patio to enjoy the morning sun
- An evening landscaped patio to enjoy evening sun
- Landscaped gardens
- Power car charging point
- Stoned drive way
- Metal Gates and Railings to front

## **LOCATION**

Warrenpoint Town Centre- approx. 1 mile

Rostrevor Village - approx. 2 miles

Newry City Centre - approx. 7 miles

Dublin Airport - approx. 66 miles

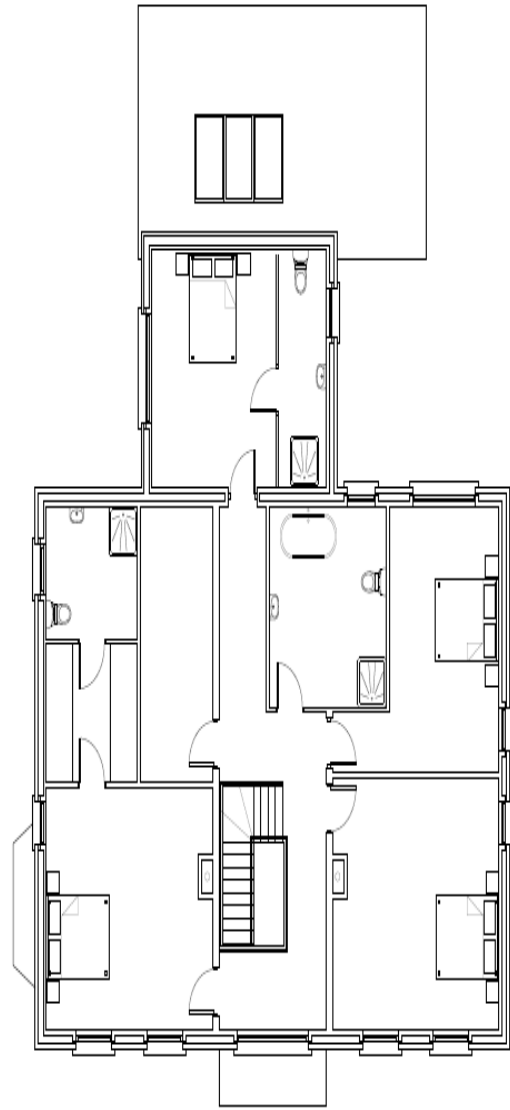
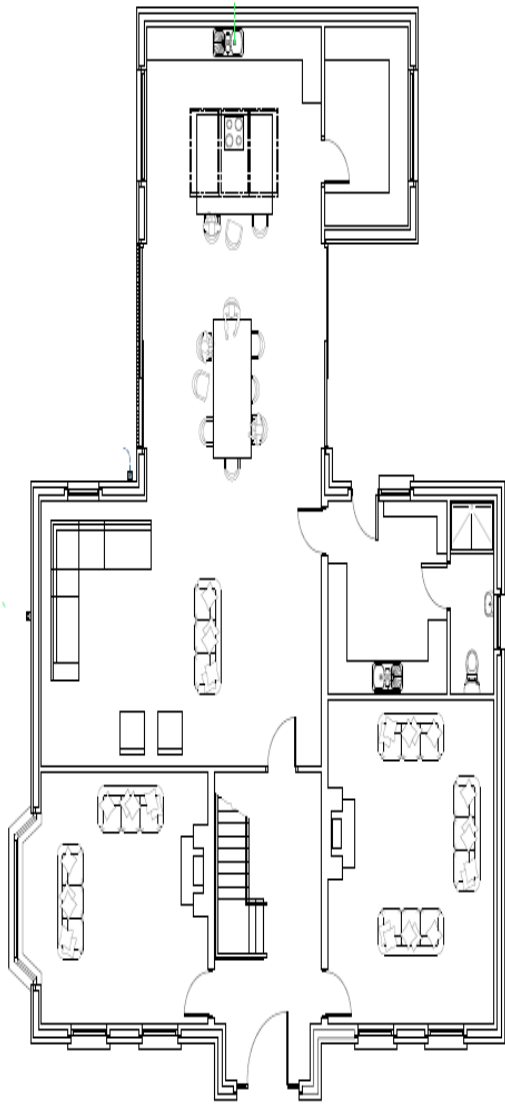
Belfast Airport - approx. 53 miles

## **THE DEVELOPER**

Developers Edenross Contracts Ltd, are a local firm with experience in bespoke design and build specialising in Residential and Commercial Projects for over 25 years.

[https:// edenrosscontracts.com/](https://edenrosscontracts.com/)

# FLOORPLAN



### Viewings and Site Visit

Interested parties are welcome to visit the site, alternatively appointments and enquiries can be made by contacting our Newry office

### Opening Hours

Monday -Thursday 9-5:30

Friday 9-5

Saturday: By appointment only

### 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/ukxi/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.

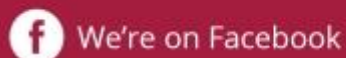
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information, please speak to an agent.

### 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.

### Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract. Photographs are reproduced for



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