

61 Donagh Grove

Warrenpoint, Newry, BT34 3UH

£175,000

Nestled in the charming area of Donagh Grove, Warrenpoint, this delightful three-bedroom semi-detached house offers a perfect blend of rural tranquillity and central convenience. The property is ideally situated, providing easy access to local amenities while maintaining a peaceful atmosphere that is often sought after in residential living.

Upon entering, you are welcomed into a spacious reception room, which serves as a perfect gathering space for family and friends. The layout of the home is both practical and inviting, making it an ideal choice for families or those looking to enjoy a comfortable lifestyle. The three well-proportioned bedrooms provide ample space for relaxation and rest, ensuring that everyone has their own sanctuary.

The property also features a well-appointed bathroom, designed for both functionality and comfort. Additionally, a utility room adds to the convenience of daily living, offering extra storage and space for household tasks.

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- Oil Fired Central Heating
- Double Glazed throughout
- Off street parking
- Large enclosed rear garden
- Utility Room
- Downstairs WC

Hallway

6'2" x 12'9" (1.88m x 3.9m)

Living Room

11'10" x 12'9" (3.61m x 3.89m)

Kitchen/Dining Area

18'5" x 11'8" (5.63m x 3.57m)

Utility Room

6'0" x 8'0" (1.83m x 2.45m)

Downstairs W/C

6'0" x 3'10" (1.85m x 1.18m)

FIRST FLOOR

Landing

8'9" x 8'11" (2.68m x 2.73m)

Bedroom 1

11'6" x 11'8" (3.53m x 3.56m)

Bedroom 2

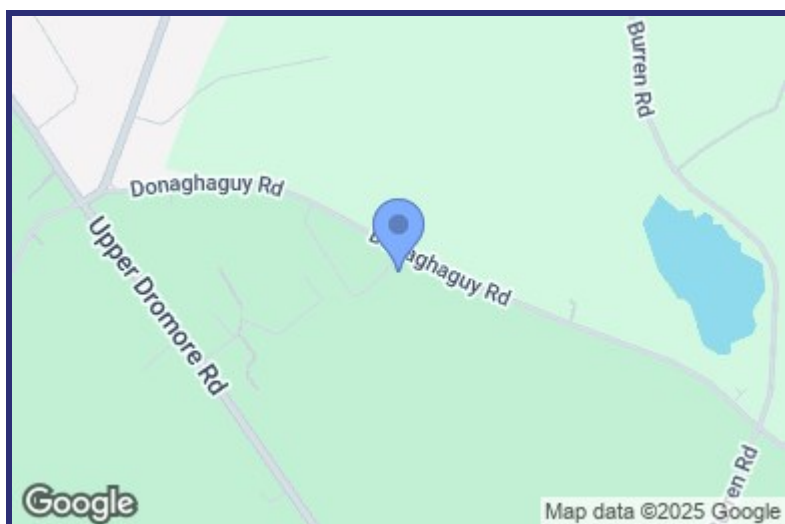
12'6" x 9'8" (3.83m x 2.97m)

Bedroom 3

8'5" x 6'6" (2.59m x 2.00m)

Bathroom

6'5" x 8'8" (1.98m x 2.65m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

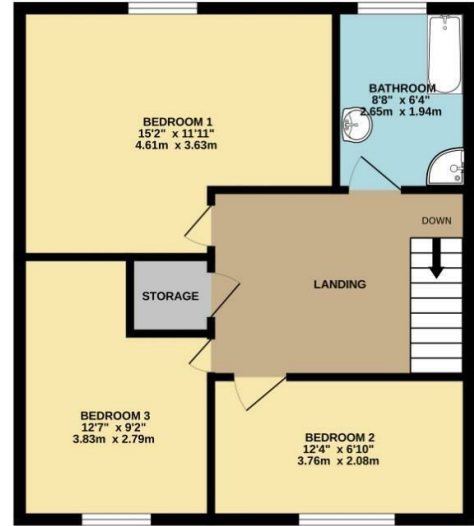


Floor Plan

GROUND FLOOR
613 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 1139 sq.ft. (105.8 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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We look forward to working with you...



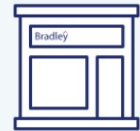
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