



## 44 Springfield Road

Warrenpoint, Newry, BT34 3NW

POA

Nestled on Springfield Road in the charming town of Warrenpoint, this delightful two-bedroom bungalow provides comfort and convenience within a secluded garden setting. With a nautical feeling that resonates throughout the property, Cedar Cottage is an ideal retreat for those seeking a tranquil lifestyle by the coast.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The two well-proportioned bedrooms offer ample space for rest, while the thoughtfully designed bathroom ensures practicality for everyday living.

The cottage is ideally situated close to local amenities, making it easy to access shops, cafes, and other essential services. This prime location allows residents to enjoy the vibrant community of Warrenpoint while still benefiting from the peaceful surroundings of the bungalow.

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- Central location
- Oil fired central heating
- No further outlay required
- Double glazed throughout
- Sold as seen
- Within walking distance to seafront

## Dining Room

10'5" x 12'11" (3.2 x 3.94)

## Kitchen

12'4" x 19'4" (3.77 x 5.9)

## Sunroom

10'5" x 7'7" (3.2 x 2.32)

## Living Room

15'8" x 10'7" (4.79 x 3.25)

## Hallway

17'6" x 4'2" (5.35 x 1.28)

## Bathroom

7'9" x 15'1" (2.37 x 4.62)

## Bedroom 1

11'7" x 14'10" (3.55 x 4.53)

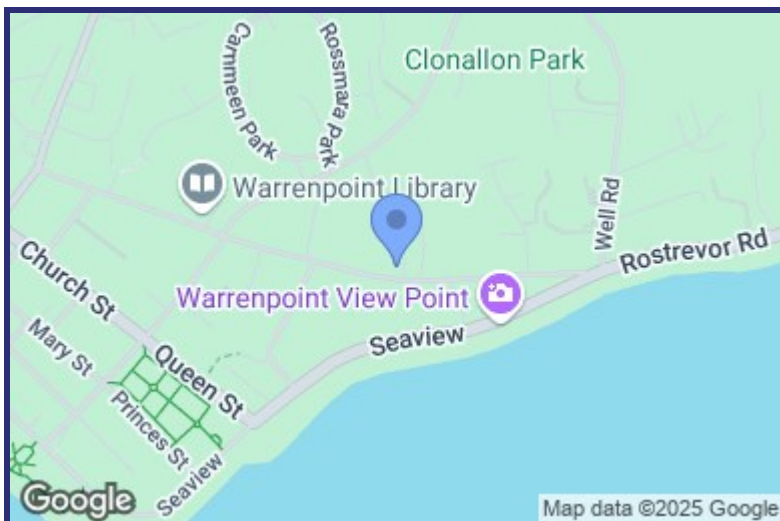
## Ensuite

5'4" x 6'3" (1.65 x 1.92)

## External

## Bedroom 2

10'9" x 10'7" (3.29 x 3.25)



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



## Floor Plan

GROUND FLOOR  
1046 sq.ft. (97.2 sq.m.) approx.



TOTAL FLOOR AREA : 1046 sq.ft. (97.2 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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