



44 Springfield Road Warrenpoint, Newry, BT34 3NW

Offers Over £210,000

Situated on the 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.

44 Springfield Road

Warrenpoint, Newry, BT34 3NW



- 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)

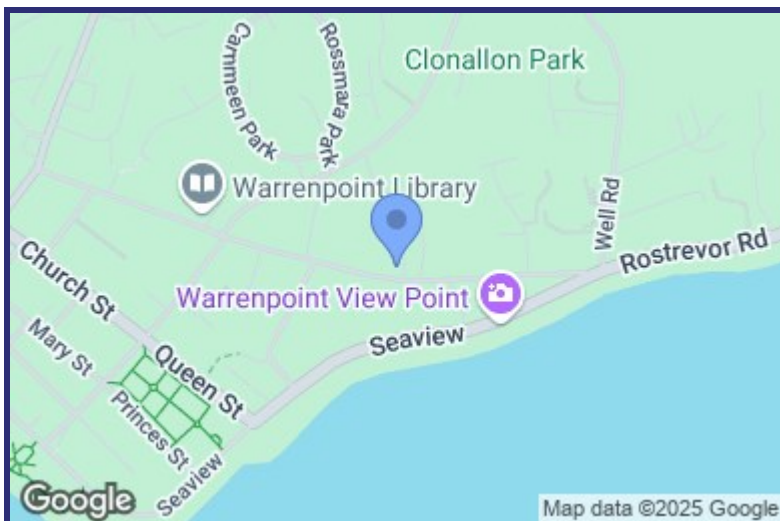
Ensuite

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	52
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	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.
Made with Metropix ©2025

We look forward to working with you...



We get there together

Our experienced and trusted team have assisted 1000's of people with buying, selling and letting.



We're here for you

Client care is at the very heart of what we do. We will guide and support you every step of the way.



Always close by

With multiple offices and a leading marketing team, we will make sure that you get the very best result.

Newry:
30 Monaghan Street, Newry, Co.Down, BT35 6AA
T: 028 300 50633 E: newry@bradleyni.com

Warrenpoint:
25 Duke Street, Warrenpoint, Co.Down, BT34 3JY
T: 028 417 73777 E: warrenpoint@bradleyni.com

Rostrevor:
14 Bridge Street, Rostrevor, Co.Down, BT34 3BG
T: 028 417 39999 E: rostrevor@bradleyni.com

Belfast:
55-59 Adelaide Street, Belfast, Co.Antrim, BT2 8FE
T: 028 962 09909 E: belfast@bradleyni.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.