

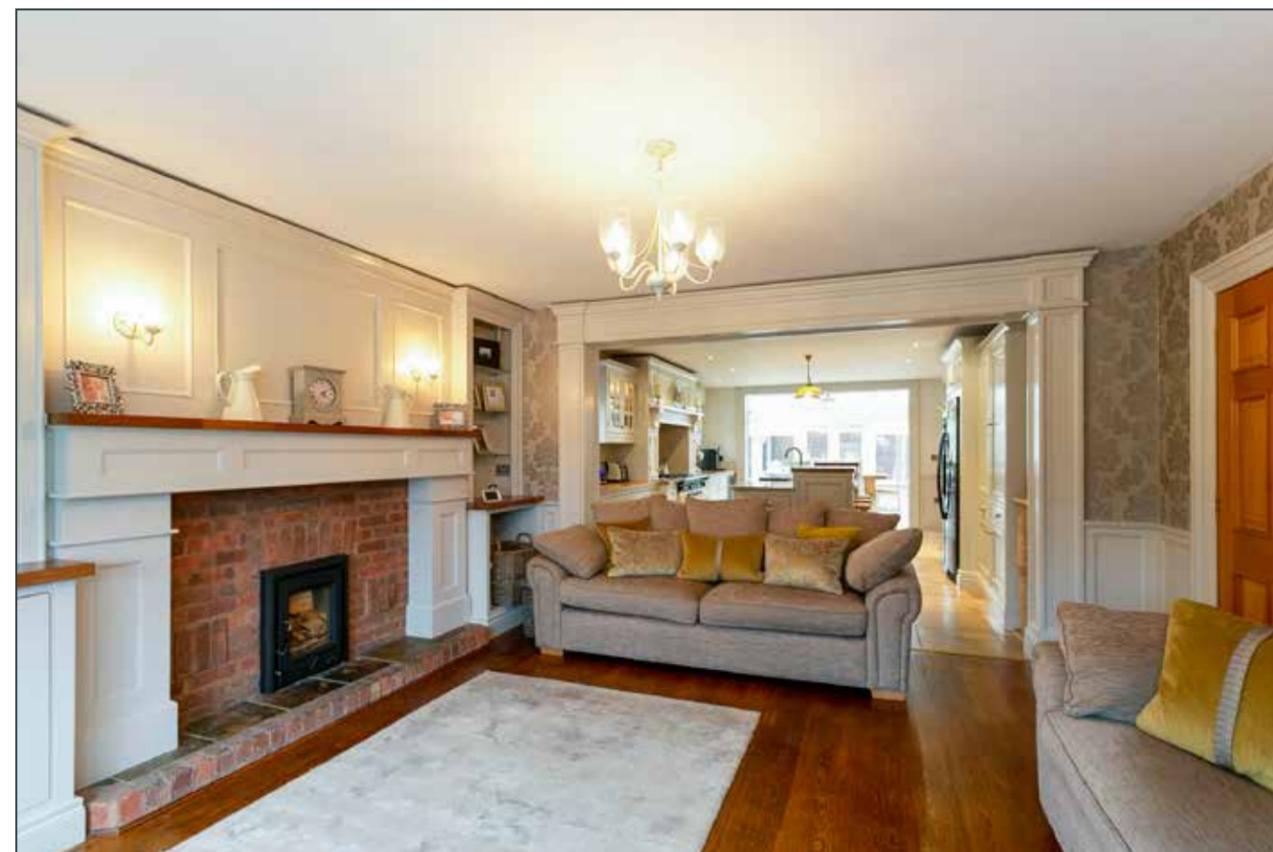
simon**BRIEN**  
RESIDENTIAL

63 Milltown Street, Warrenpoint,  
Newry, BT34 3PU



Asking Price £395,000

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)



## KEY FEATURES

- Attractive Detached Family Home
- Deceptively Spacious And Well Appointed Accommodation
- Four Bedrooms
- Four Reception Rooms Plus Study
- High Quality Fully Fitted Kitchen With Central Island Unit
- Separate Utility Room And Downstairs Cloakroom
- Family Bathroom And Ensuite
- Oil Fired Central Heating And Double Glazing
- Detached Garage And Generous Driveway Parking
- Superb Elevated Site With Gardens To Front And Rear And Panoramic Views
- Popular And Convenient Location On Periphery Of Warrenpoint Town Centre And Close To Transport Networks Connecting Newry, Belfast And Other Surrounding Towns

## SUMMARY

Exceptionally well located on the periphery of Warrenpoint, the property is well placed close to all local amenities within the town, excellent schooling and transport routes connecting Newry and Belfast which is some 45-50 minutes away. In addition, the property is well placed close to Rostrevor, Newcastle and Carlingford.

The property itself provides exceptionally well appointed and modern accommodation providing four generous bedrooms together with a host of reception rooms and a spacious open plan living room/kitchen/sun room which is undoubtedly the focal point of this superb property.

In addition, the property is positioned on an exceptionally elevated site with pleasant gardens to front and rear and panoramic views.

Likely to be of interest to the growing family wanting to upsize within the area. Viewing of this exceptional home is by private appointment through our South Belfast office on 028 9066 8888.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL:

**23' 2" x 8' 5" (7.06m x 2.57m)**

Hardwood door. Oak flooring.

#### CLOAKROOM:

Low flush WC. Wash hand basin and vanity unit. Fully tiled walls and floor.

#### LIVING ROOM:

**15' 4" x 13' 8" (4.67m x 4.17m)**

Attractive feature fireplace with multi-fuel burning stove. Wood strip flooring. Open to kitchen.



**KITCHEN:**  
**20' 0" x 14' 5" (6.1m x 4.39m)**

Solid hand painted kitchen with excellent range of high and low level units. Central island unit with inset double Belfast sink. Recess for Rangemaster and American style fridge freezer. Wine fridge. Larder. Integrated dishwasher. Ceramic tiled floor. Open to sun room.

**SUN ROOM:**  
**14' 0" x 12' 3" (4.27m x 3.73m)**

Tiled floor. Double doors to rear garden.



**UTILITY ROOM:**  
**9' 9" x 8' 0" (2.97m x 2.44m)**

Excellent range of high and low level units. Single drainer sink unit. Plumbed for washing machine. Storage cupboard.

**FAMILY ROOM:**  
**16' 7" x 12' 0" (5.05m x 3.66m)**

Feature brick fireplace with electric fire inset. Wood strip flooring.

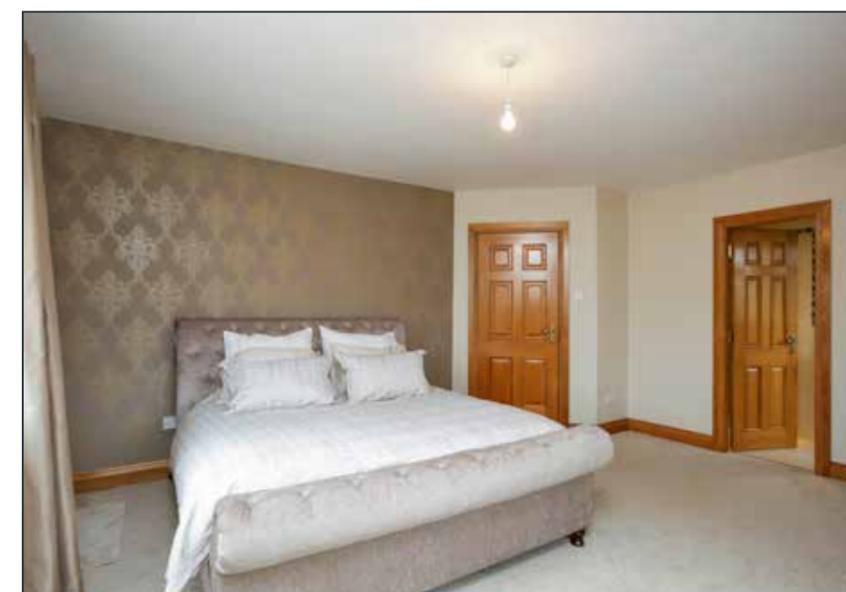




**CONSERVATORY:**  
12' 5" x 12' 4" (3.78m x 3.76m)

Laminate floor. Twin double doors to gardens and patio.

**STUDY:**  
11' 3" x 10' 7" (3.43m x 3.23m)



**FIRST FLOOR**

**MASTER BEDROOM:**  
16' 6" x 14' 4" (5.03m x 4.37m)

**ENSUITE:**

Fully tiled shower enclosure. Low flush WC. Wash hand basin and vanity unit. Fully tiled walls and floor.



**BEDROOM (2):**  
16' 7" x 12' 4" (5.05m x 3.76m)

**BEDROOM (3):**  
14' 6" x 10' 7" (4.42m x 3.23m)

**BEDROOM (4):**  
13' 8" x 11' 7" (4.17m x 3.53m)

**BATHROOM:**  
White suite with corner Jacuzzi bath, mixer taps and telephone hand shower. Separate shower enclosure. Low flush WC. Pedestal wash hand basin. Ceramic tiled floor.

**LANDING:**  
Walk-in hotpress.

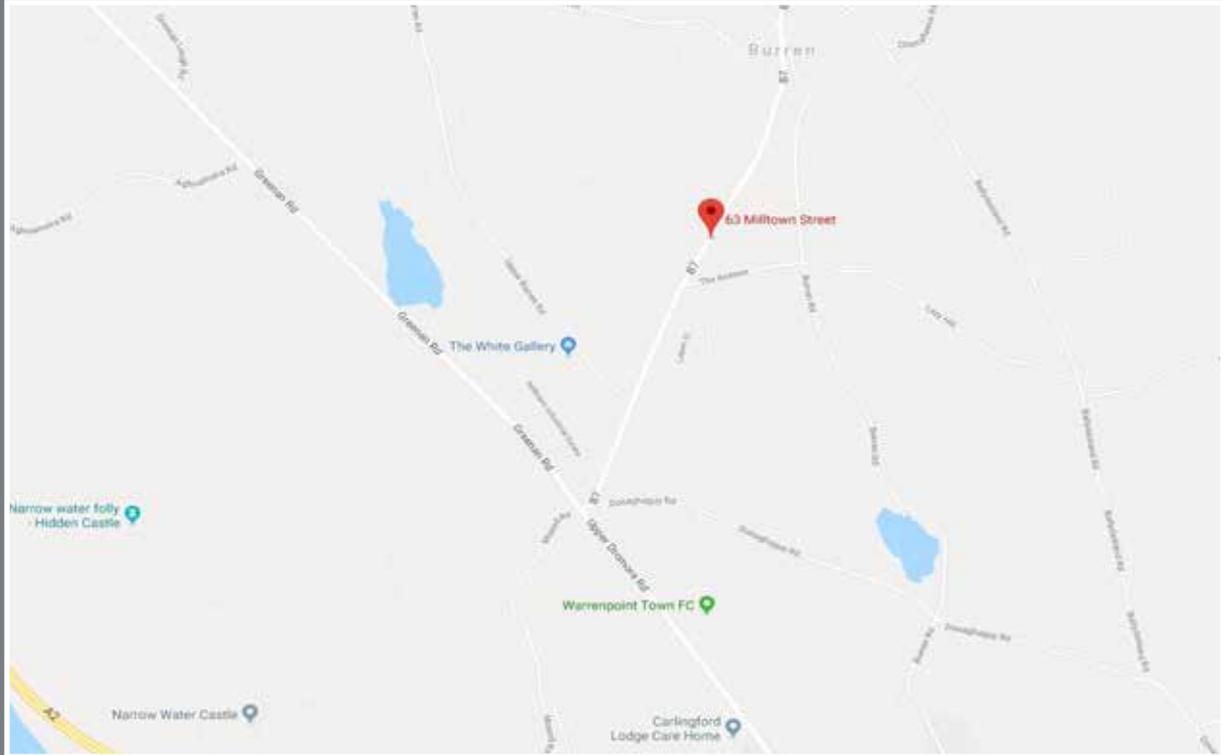
**OUTSIDE**

**DETACHED GARAGE:**  
16' 0" x 13' 6" (4.88m x 4.11m)  
Roller door. Light and power. Oil fired boiler.

Generous driveway parking. Superb elevated site with panoramic views and gardens in lawns and patio to front and rear.



# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)

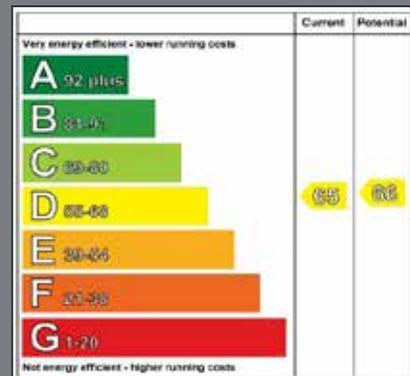


## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/J/18/FB



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