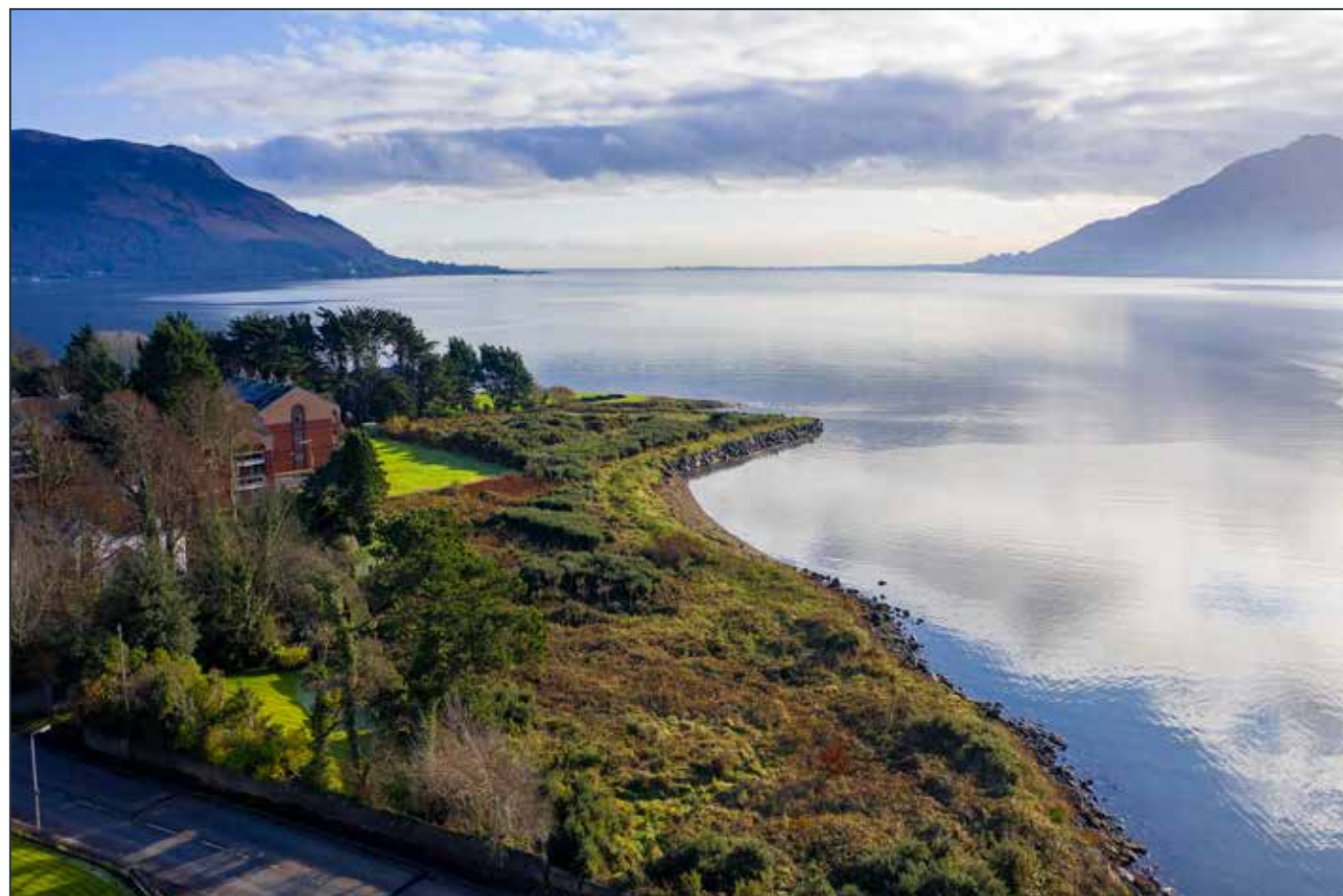


18 Rostrevor Road,
Warrenpoint, Newry, BT34 3RT



Asking Price £325,000

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Exceptional Detached Bungalow With Seaviews
- Three Double Bedrooms (One With Ensuite Shower Room)
- Oil Fired Central Heating
- PVC Double Glazing
- Mahogany Skirting Boards And Architraves
- Gardens to Front, Side And Rear Laid In Lawns With A Variety Of Plants And Shrubs
- Detached Garage Extending To Approx. 3.9m x 6.6m
- Tarmac Driveway, Paved Patio Area To The Rear
- Carpets, Curtains, Blinds And Light Fittings Included Within Sale
- Slingsby Ladder To Roofspace



SUMMARY

This impressive Detached Bungalow occupies a south facing magnificent site with breath-taking views in one of South Down's most sought-after locations. This unique property has been designed to take full advantage of the uninterrupted views over the Mourne and the Cooley Mountains and over Carlingford Lough.

Kilbroney Forest Park is less than a five minute drive making this an excellent choice of home for those who enjoy the great outdoors. The village of Rostrevor with its restaurants and bars is a short distance away and Warrenpoint is within walking distance and is home to more restaurants, bars and seafront walks along the promenade.

The accommodation comprises of an entrance porch with tiled flooring, entrance hall with carpet flooring, lounge with mahogany surround fireplace with marble hearth and gas fire inset. The bright spacious kitchen is sure to impress with oak fitted units and a range of electrical appliances, the utility room has a range of units and is plumbed for white goods with a door to the rear patio and garden. The master bedroom has its own ensuite shower room and there are a further two double bedrooms. The family bathroom is fully tiled with a coloured three-piece suite and separate shower cubicle. There is also a generous sized walk-in hotpress which is fully shelved.

Externally, there are mature gardens to the front, side and rear with a variety of plants and shrubs with a patio area to the rear. There is a tarmac driveway providing ample parking and a detached garage with an electronically controlled door with a range of electrical sockets.

With its enviable location, coastal site and flexible accommodation this property is sure to appeal to a number of discerning purchasers.



ACCOMMODATION

ENTRANCE PORCH:

5' 3" x 5' 11" (1.6m x 1.8m)

Tiled flooring. Alarm keypad. Ceiling coving. Glazed door to inner hall.

ENTRANCE HALLWAY:

Carpet flooring. Ceiling coving. Telephone point.

LOUNGE:

15' 9" x 17' 5" (4.8m x 5.3m)

Front elevation. Seaviews. Mahogany surround fireplace with marble inset and hearth. Gas fire inset. Ceiling coving and rose. TV point. Telephone point. Double doors.



KITCHEN/DINER:

24' 3" x 13' 5" (7.4m x 4.1m)

Front and side elevation. Seaviews. Tiled flooring. Range of Oak fitted upper and lower level units. Single drainer stainless steel sink and mixer tap. 4 ring gas hob, New World electric double oven, Normende fridge freezer and dishwasher. Feature bay window in Dinette. Sliding patio doors to rear patio area and garden. Timber ceiling with recessed lighting. Double doors to hall.

UTILITY ROOM:

7' 7" x 11' 6" (2.3m x 3.5m)

Rear elevation. Tiled flooring. Range of upper and lower level units. Single drainer stainless steel sink and mixer tap. Plumbed for washing machine and tumble drier. Door to rear. Partial wall tiling.





HOTPRESS:
7' 7" x 5' 7" (2.3m x 1.7m)

Carpet flooring. Shelved.

BEDROOM (1):
14' 5" x 13' 5" (4.4m x 4.1m)

Rear elevation. Carpet flooring. TV point.

FAMILY BATHROOM:
7' 7" x 11' 2" (2.3m x 3.4m)

Rear elevation. Full wall and floor tiling. Coloured suite consisting of WC, vanity unit with sink and bath. Separate fully tiled shower cubicle. Storage cupboard.

BEDROOM (2):
16' 1" x 16' 1" (4.9m x 4.9m)

ENSUITE SHOWER ROOM:
7' 7" x 5' 11" (2.3m x 1.8m)

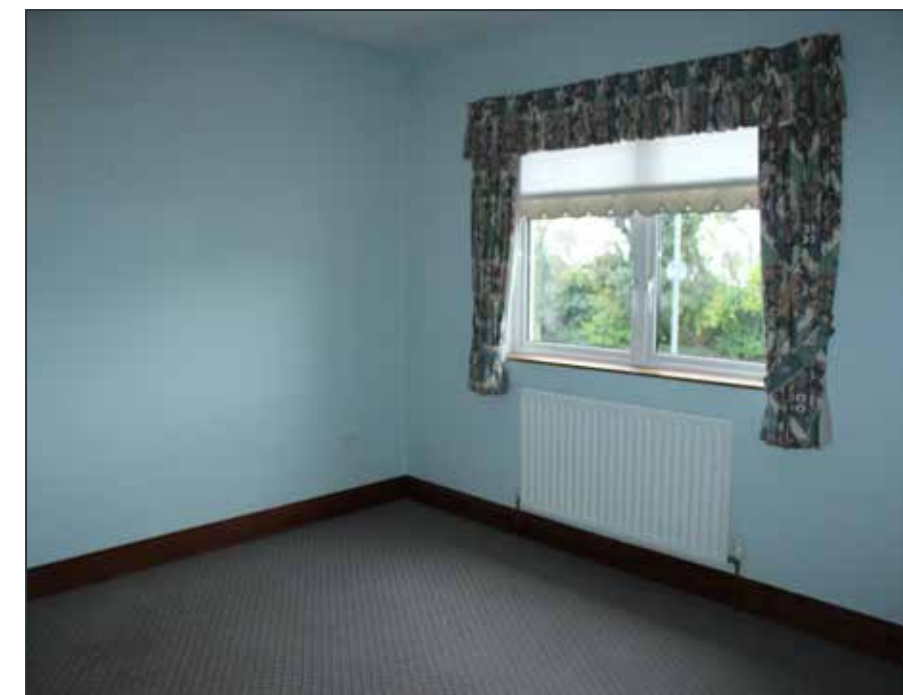
Rear elevation. Full wall and floor tiling. Coloured suite consisting of WC, wash hand basin with vanity unit and fitted mirror. Separate fully tiled shower cubicle with Mira electric shower.

BEDROOM (3):
11' 6" x 13' 1" (3.5m x 4.0m)

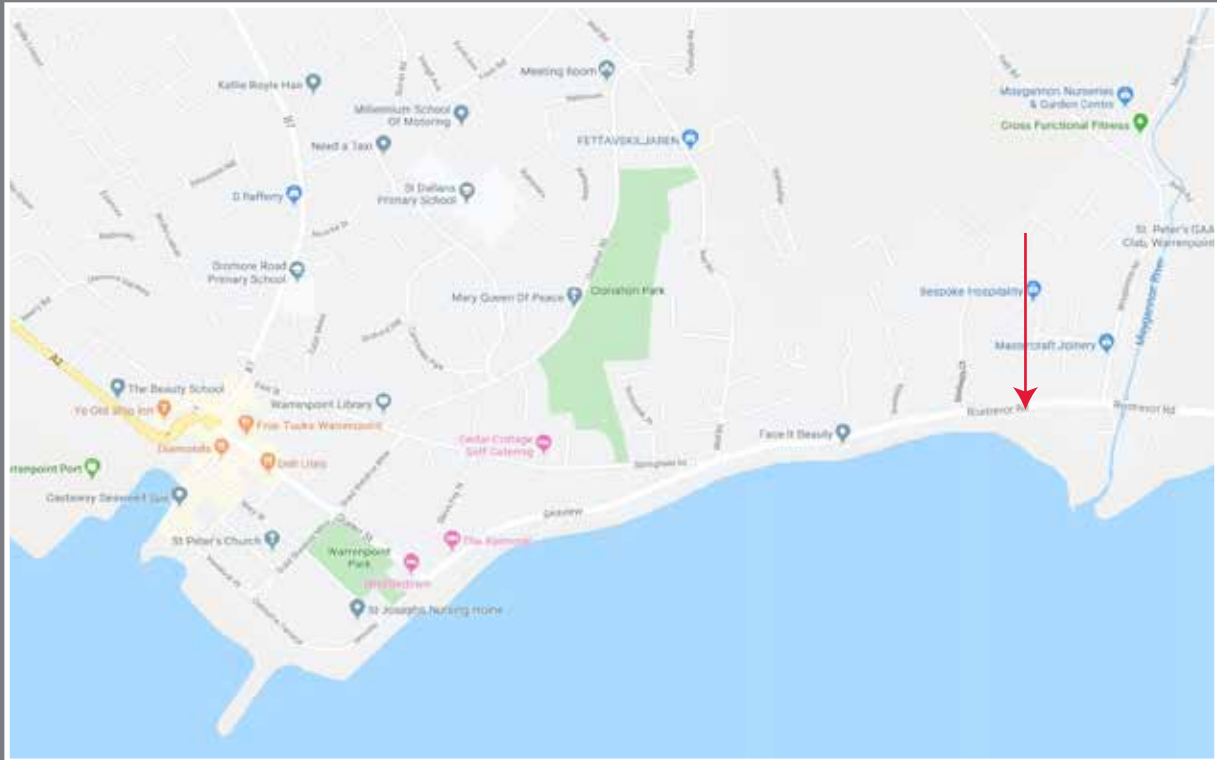
Front elevation. Carpet flooring. TV point. Telephone point.

DETACHED GARAGE:
21' 8" x 12' 10" (6.6m x 3.9m)

Electronically controlled garage door. Concrete floor. Range of electrical sockets.



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



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/A/20/FB



	Current	Potential
Very energy efficient - lower running costs		
A 92+ plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 9203-3406-5829-0270-1573

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