

**simonBRIEN**  
RESIDENTIAL

'Rathvilla' Clonallon Road,  
Warrenpoint, BT34 3RP



Offers Over £795,000

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

## KEY FEATURES

- Superb Four Bedroom Detached Family Home Ideally Positioned on the Clonallon Road, Warrenpoint
- Occupying a Prime Elevated Site with Fantastic Surrounding Private Gardens and Site with Outline Planning Permission
- Accessed Via Electric Gates Over a Private River with a Sweeping Tarmac Driveway
- Conveniently Located Close to Warrenpoint and Rostrevor Town Centres
- Excellent Transport Links to Belfast City Centre, Dundalk and Dublin
- Panoramic Views of the Mourne Mountain Range
- Covered Entrance Leading to a Spacious Reception Hall
- Hallway with Access to Downstairs Shower Room, Boot Room, Control Room and Separate Lounge
- Two Bedrooms to Ground Floor with Main Bedroom Providing a Luxurious Tiled Bathroom, Double Walk in Wardrobe and Private Wrap Around Balcony with Exceptional Views
- Further Ground Floor Accommodation Providing a Separate Office, Space for Gym, Sauna and Access to an Integral Garage with Additional Storage Room
- First Floor Providing Two Further Bedrooms, One With En-Suite Shower Room, Separate Lounge with Private Balcony and a Tiled Family Bathroom with White Suite
- Bespoke Fully Fitted Kitchen with Excellent Range of Units and Built in Appliances with Granite Worktops and a Breakfast Island with Separate Large Fully Fitted Utility Room and Walk in Hotpress
- Magnificent Open Plan Living Dining Room with High Vaulted Ceilings, Velux Windows and Full Wrap Around Private Balcony with Superb Scenic Views
- Enclosed Private Rear Patio Garden Ideal for Outdoor Entertaining
- Sonos Music System with Speakers Throughout the Property and Also Exterior Patio Areas
- Elan Automated Control System Installed Controlling Heating, Lighting, Music and Curtains in Main Bedroom via Remote Control
- Extensive CCTV Camera System Around the Property
- Tarmac Driveway with Access off Clonallon Road to the Front and Rathmore to the Rear
- Oil Fired Central Heating, UPVC Double Glazing Throughout and PV Solar Panels for Hot Water
- No Onward Chain
- Ideally Suited to the Young Professional, Young Family or Upsizer Alike
- Early Viewing Highly Recommended
- Viewing by Private Appointment Via our South Belfast Office on 02890 668 888



## DESCRIPTION

We are delighted to bring to the market this superbly presented four-bedroom detached family home ideally positioned in Warrenpoint Town Centre with superb panoramic views of the Mourne Mountains. Placed just off the Clonallon Road, the property offers ease of access to both Warrenpoint and Rostrevor as well as providing excellent transport links to Greater Belfast, Dublin and Dundalk.

Accessed via electric gates over a private river, the sweeping tarmac driveway leads to excellent secure parking with access also possible via Rathmore to the rear of the house. The ground floor of the property comprises of a spacious hallway, boot room, control room, separate lounge, two bedrooms, main bedroom with luxurious en-suite bathroom and double walk-in wardrobe and private wrap around balcony with panoramic views across the Mournes.

To the first floor, the property provides two further excellent bedrooms, one with en-suite shower room, a separate lounge with private balcony, fully tiled family bathroom, walk in hotpress, separate large fully fitted utility room, bespoke fully fitted kitchen with breakfast island and granite worktops leading to a magnificent open plan living dining space with high vaulted ceilings and a panoramic wrap around balcony providing further excellent views.

The property further benefits from surrounding CCTV, built in Sonos music system, Elan automated control system with remote control, separate office, space for a gym, sauna, integral garage with additional storage room, oil fired central heating and double glazing throughout, PV solar panels for hot water, extensive surrounding private landscaped gardens and patio areas and additional private land to the side of the dwelling.

Rarely do properties of this calibre present themselves to the open market providing such fantastic internal accommodation unrivalled privacy with no onward chain, early internal inspection is highly recommended to appreciate all this property has to offer.



## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE PORCH:

Covered entrance porch with steps to front door, hardwood double glazed front door with frosted glass insets and glass side lights into reception hall

#### RECEPTION HALL:

Tiled floor



#### DOWNSTAIRS WC:

White suite comprising, low flush WC with push button, pedestal wash hand basin with chrome taps and built in vanity unit, corner shower unit with electric shower and telephone attachment, fully tiled walls, tiled floor, chrome heated towel rail, extractor fan

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**LOUNGE:**

12' 5" x 12' 4" (3.78m x 3.76m)

Dual aspect to front and side, range of built-in storage and cabinetry, solid striped wooden flooring, corniced ceiling,



**BOOT ROOM:**

Built-in seating and additional built-in storage and shelving

**CONTROL ROOM:**

Access to electric meter and internet connections, tiled floor



**MAIN BEDROOM:**

20' 0" x 18' 0" (6.1m x 5.49m)

Low voltage recessed spotlighting, built-in sound system, dual double glazed sliding doors leading to private balcony with composite decking, fantastic private outlook across countryside and Mourne mountains



**WALK IN WARDROBE:**

Built in shelving and chrome heated towel rail

**SECOND WALK IN WARDROBE:**

Built-in cabinetry, storage and furniture



**ENSUITE BATHROOM:**

White suite comprising, wall hung WC with push button, tiled panelled bath with chrome mixer taps, chrome heated towel rail, stone sink with chrome mixer tap and stone shelving, fully tiled walls, tiled floor, walk in circular shower unit, frosted glass windows, chrome thermostatic control valve, overhead rainfall built-in headset



**OFFICE:**  
10' 11" x 7' 0" (3.33m x 2.13m)

Range of built-in furniture and storage



**SAUNA:**  
Thermostat and heater



**GYM:**  
14' 0" x 10' 0" (4.27m x 3.05m)

Wooden panelled walls



**INTEGRAL GARAGE:**  
29' 5" x 12' 4" (8.97m x 3.76m)

Metal up and over door, space for fridge/freezer, picture window with outlook to side

**BOILER HOUSE:**  
Access to oil boiler, additional storage

**FIRST FLOOR**

**LANDING:**  
Wooden staircase with glass sides, picture window with fantastic panoramic views

**LIVING/DINING AREA:**  
22' 4" x 19' 3" (6.81m x 5.87m)

High voltage ceiling with velux windows, triple outlook to front side and rear, solid strip wooden flooring, low voltage recessed spotlighting, ample space for casual dining and lounging, uPVC double glazed French doors leading to private wrap around balcony with composite decking and glass frontage, panoramic views across Mourne Mountains, dual aspect to front and side



**KITCHEN:**

**20' 8" x 10' 7" (6.3m x 3.23m)**

Bespoke fully fitted kitchen with range of high and low level units, granite worktops, 5 ring touch screen NEFF ceramic hob with built-in extractor fan, stainless steel single drainer sink with side drainer and chrome mixer tap, solid strip wooden flooring, space for American style fridge/freezer, built-in SMEG coffee maker, built-in NEFF high level oven and grill and plate warmer, built-in further high level double oven, breakfast island with granite worktop and additional built-in storage with seating area, low voltage recessed spotlighting, intercom security system and access to front camera



**LOUNGE:**

**18' 6" x 15' 6" (5.64m x 4.72m)**

Dual aspect to front and side, uPVC double glazed sliding door to private balcony with panoramic views, glass frontage and composite decking



**UTILITY ROOM:**

Range of high and low level units, granite worktops, Belfast style sink with chrome tap, plumbed for tumble dryer and washing machine, picture window, tiled floor



**ENSUITE SHOWER ROOM:**

White suite comprising, low flush WC with push button, pedestal wash hand basin with chrome mixer tap and tiled shelf, fully tiled walls, fully tiled floor, outlook to side, corner shower unit with glass doors, thermostatic control valve, telephone attachment, extractor fan



**BEDROOM (2):**

**14' 2" x 12' 3" (4.32m x 3.73m)**

Outlook to front, built-in slide robes, pine tongue and groove ceiling



**BEDROOM (3):**

**12' 4" x 9' 7" (3.76m x 2.92m)**

Outlook to front, built-in sliderobes



**BEDROOM (4):**  
**10' 0" x 9' 7" (3.05m x 2.92m)**  
Panoramic uninterrupted views



**FAMILY BATHROOM:**  
White suite comprising, low flush WC with push button, corner panelled bath with jacuzzi jets and chrome mixer tap, telephone attachment, fully tiled walls, tiled floor, built-in TV, chrome heated towel rail, built-in hotpress with access to pressurised water cylinder

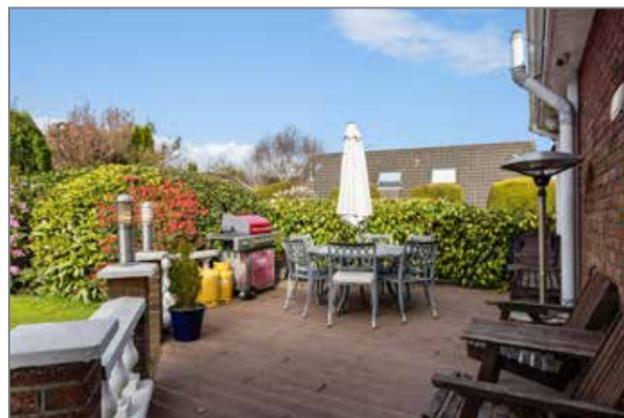


**OUTSIDE**

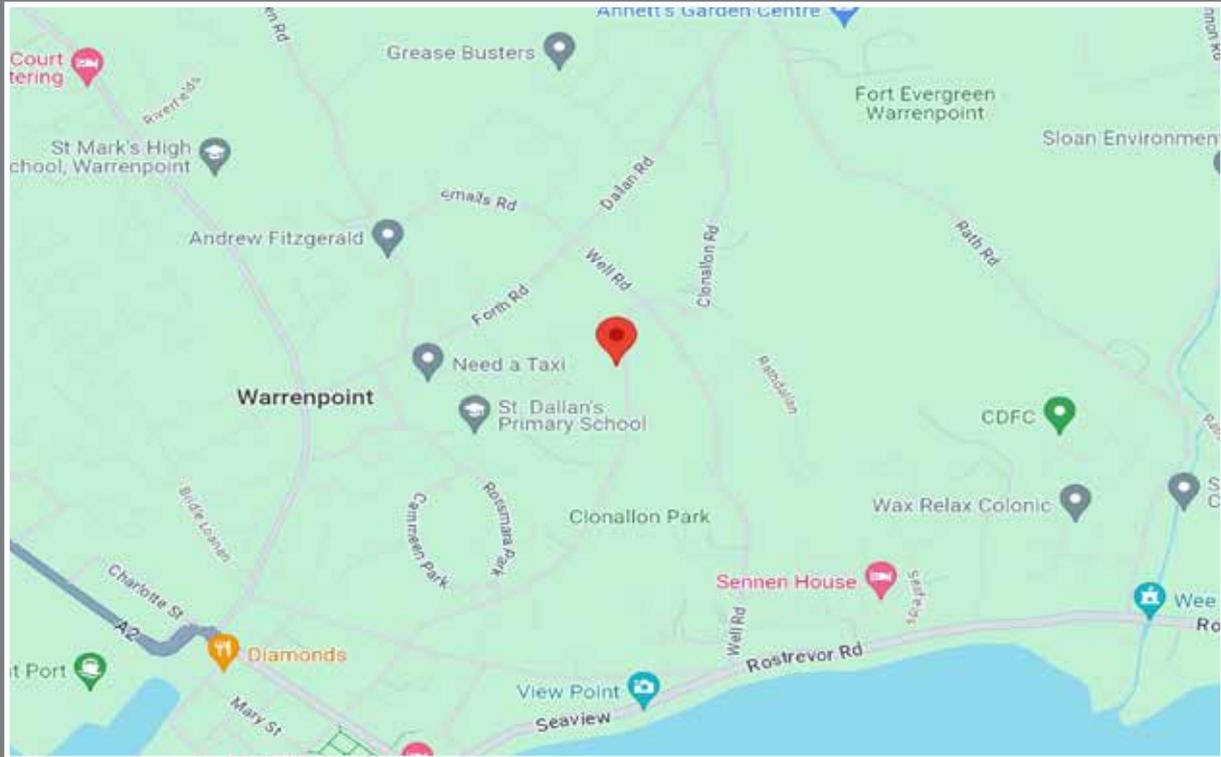
Electric gates leading to sweeping tarmac driveway, extensive enclosed private gardens laid in lawns with surrounding shrubs, trees and hedging, raised patio area with fantastic views, access to oil tank, access gate to Rathmore at rear

Enclosed private rear garden laid in lawns with patio area, raised composite decking area ideal for outdoor entertaining, lights





# 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: RMCC/D/24/SD



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