



2 Wood View Lane

Burren, Warrenpoint, BT34 3XN

Offers Over £329,950

Wood View Lane offers a perfect blend of modern living and the serene surroundings of the popular Burren village, just outside of Warrenpoint. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The house features a well-appointed reception room, providing a welcoming area for relaxation and entertainment.

The two bathrooms are thoughtfully designed, ensuring convenience for all residents. One of the standout features of this home is its energy efficiency: photovoltaic system for hot water, air source heat pump, triple glazing and underfloor heating on the ground floor, which not only keeps the property warm and comfortable but also helps to reduce energy costs.

Set in a picturesque village, this property allows for a peaceful lifestyle while still being within easy reach of local amenities. With no further work required, you can move in and start enjoying your new home immediately. This house is a wonderful opportunity for anyone looking to settle in a delightful community with modern comforts.

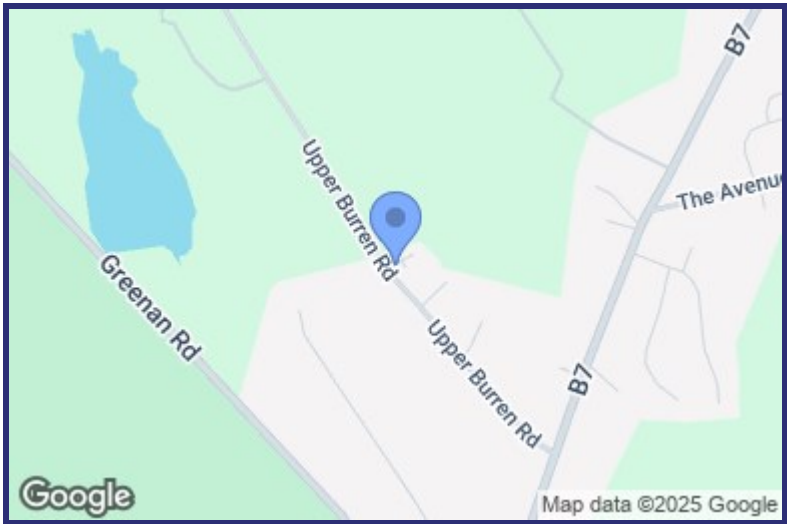
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- Ideal Village location
 - Energy efficient property
- Modern build in desirable area
 - No further outlays required

Entrance Porch	Main Bedroom
6'5" x 5'11" (1.97 x 1.81)	11'5" x 15'8" (3.49 x 4.79)
Hallway	Ensuite
	7'8" x 7'1" (2.36 x 2.16)
Living Room	Bathroom
11'5" x 15'9" (3.49 x 4.82)	10'6" x 7'1" (3.22 x 2.16)
Bedroom 1/ Office	Bedroom 3
9'7" x 11'8" (2.94 x 3.57)	12'4" x 12'11" (3.78 x 3.94)
WC	Bedroom 4
9'7" x 6'9" (2.94 x 2.08)	9'3" x 9'10" (2.82 x 3.01)
Kitchen	External Area
21'1" x 11'1" (6.45 x 3.38)	
Utility	
6'4" x 8'3" (1.94 x 2.54)	
Carpet stairs leading to first floor	



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC 	



Floor Plan

GROUND FLOOR
773 sq.ft. (71.8 sq.m.) approx.



1ST FLOOR
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 1357 sq.ft. (126.1 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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