



## 30 Milltown Street

Warrenpoint, Newry, BT34 3PU

**Offers Over £495,000**

Discover the perfect blend of space, style, and serenity in this exceptional detached residence located on the sought-after Milltown Street in Burren, Warrenpoint. Re-built in the 1990s, this beautifully maintained home offers a generous and versatile layout ideal for modern family living.

Step inside to find three spacious reception rooms, perfect for entertaining or relaxing with loved ones. The home features five well-proportioned bedrooms ensuring comfort and convenience for every member of the household.

Set on a substantial 0.3-acre plot, the property boasts immaculately landscaped gardens, providing a peaceful outdoor haven. A double garage and ample driveway space that offers secure parking is a rare luxury in such a prime location.

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- Sought after location

• Double Glazing

• Low maintenance garden

• No further outlay required

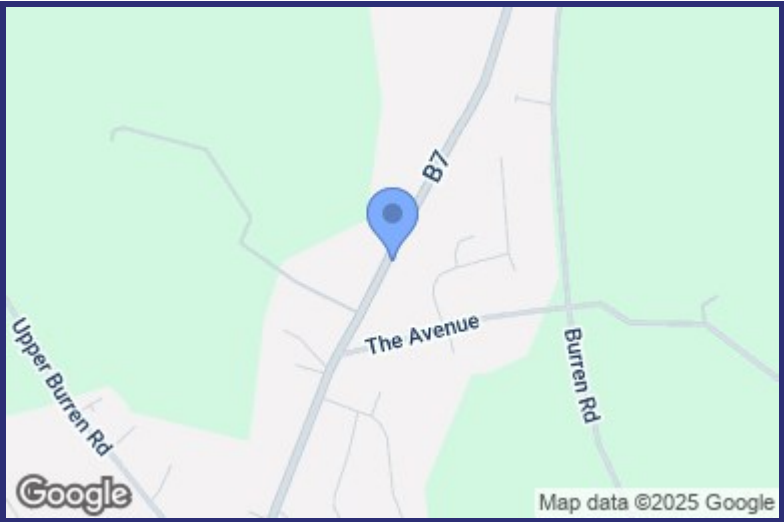
• Solid wood floors and doors throughout


• Family home

• Oil Fired Central Heating

• Enclosed external area

<div>Entrance Hall</div> <div>15'6" x 21'2" (4.74 x 6.46)</div>	<div>Living Room</div> <div>13'6" x 11'10" (4.13 x 3.63)</div>	<div>Bedroom 5</div> <div>21'2" x 11'10" (6.46 x 3.62)</div>
<div>Bedroom 1</div> <div>11'3" x 8'11" (3.43 x 2.72)</div>	<div>Utility</div> <div>Stairs leading to first floor</div>	<div>Double Garage</div> <div>30'2" x 25'3" (9.21 x 7.7)</div>
<div>Sitting room</div> <div>11'7" x 21'3" (3.54 x 6.5)</div>	<div>Bedroom 2</div> <div>11'3" x 10'9" (3.45 x 3.28)</div>	<div>External Area</div>
<div>Sunroom</div> <div>7'8" x 18'0" (2.35 x 5.51)</div>	<div>Bedroom 3</div> <div>17'1" x 10'9" (5.22 x 3.28)</div>	
<div>Office</div> <div>11'7" x 11'3" (3.54 x 3.45)</div>	<div>Hotpress</div>	
<div>WC</div> <div>5'0" x 8'1" (1.53 x 2.48)</div>	<div>Bathroom</div> <div>10'1" x 8'1" (3.08 x 2.48)</div>	
<div>Kitchen</div> <div>16'0" x 7'7" (4.88 x 2.33)</div>	<div>Bedroom 4</div> <div>11'8" x 8'11" (3.57 x 2.72)</div>	



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC 





## Floor Plan



TOTAL FLOOR AREA: 3270 sq.ft. (303.8 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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