

68 Charlotte Street

Warrenpoint, Newry, BT34 3LF

Offers Over £214,950

This property is ideally situated in a town centre location, providing easy access to local amenities, shops, and transport links, making it perfect for both families and professionals alike.

One of the standout features of this home is its generous outdoor space, which is a rare find in such a central location. This large garden area presents an ideal setting for outdoor entertaining, gardening, or simply enjoying outdoor living. Furthermore, the double gated entrance provides the opportunity for off-street parking.

Inside, the house boasts three well-appointed bathrooms, ensuring ample facilities for family living or hosting guests. This thoughtful layout enhances the overall functionality of the home, catering to the needs of modern lifestyles.

With its prime location, spacious outdoor area, and multiple bathrooms, this property is a wonderful opportunity for anyone looking to settle in the vibrant community of Warrenpoint. Whether you are a first-time

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- P.V.C. double glazing throughout
- Oil fired central heating
- Oak internal doors
- Outside tap
- Double gates leading to off street parking to side of property
- 2 Large sheds
- Patio area
- Located in Town Centre

GROUND FLOOR

Front Porch

Hallway

4'0" x 20'1" (1.22m x 6.13m)

Living Room

9'0" x 23'11" (2.75m x 7.29m)

Kitchen

7'5" x 15'1" (2.27m x 4.62m)

Utility Room

6'3" x 11'4" (1.92m x 3.47m)

Stairs/Landing

FIRST FLOOR

Bathroom

6'3" x 9'2" (1.91m x 2.80m)

Bedroom 1

13'1" x 11'9" (3.99m x 3.59m)

Bedroom 2

6'9" x 13'3" (2.07m x 4.06m)

SECOND FLOOR

Bedroom 3

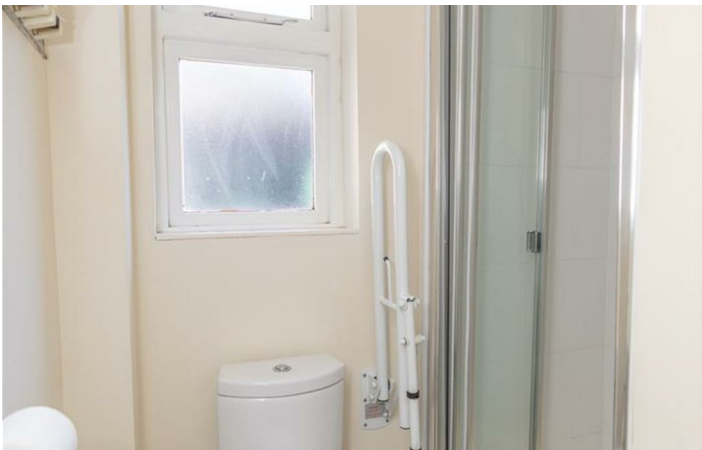
13'1" x 19'9" (3.99m x 6.02m)

En-Suite

3'1" x 8'11" (0.94m x 2.72m)

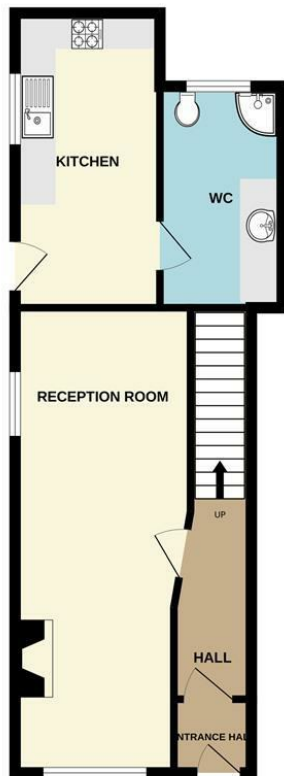


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

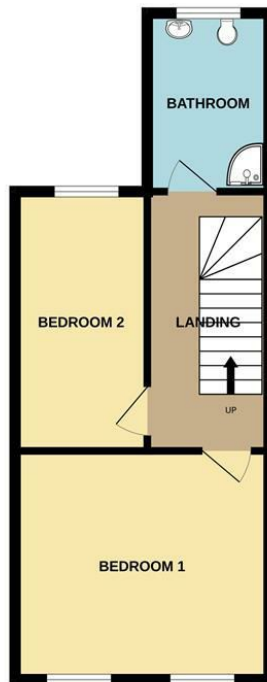


Floor Plan

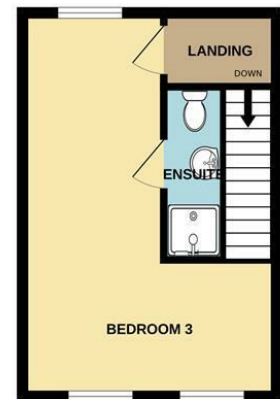
GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



2ND FLOOR
258 sq.ft. (24.0 sq.m.) approx.



TOTAL FLOOR AREA: 1113 sq.ft. (103.4 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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