

21 Spring Meadows

Warrenpoint, Newry, BT34 3SU

Offers Over £485,000

Welcome to your dream home, perfectly positioned in one of Warrenpoint's most sought-after areas.

This beautifully presented property offers the ideal blend of comfort, style, and functionality—tailor-made for modern family living.

This substantial 5 bedroom property offers spacious interiors that flow seamlessly into a stunning outdoor living area, designed to bring the indoors out.

This home requires no further outlay, allowing you to move in and start enjoying your new lifestyle immediately. Its exclusive nature adds to the appeal, making it a rare find in the market. If you are looking for a family home that combines comfort, style, and a touch of luxury, this property in Spring Meadows is not to be missed.

Spring Meadows is within walking distance of schools, shops and other local amenities. It is 3 miles from the village of Rostrevor, 7 miles from Newry and 1 hour from Belfast & Dublin.

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- Exclusive home in a desirable location
- Oil Fired Central heating and double glazing
- Contemporary Interior design
- Mature gardens with ample Parking
- Exceptional outdoor living space
- Detached garage and outdoor office

Entrance Porch
8'3" x 4'4" (2.53 x 1.33)

Entrance Hall
7'8" x 4'4" (2.35 x 1.33)

Sitting Room
12'9" x 17'1" (3.91 x 5.22)

Bedroom 1
12'9" x 11'2" (3.91 x 3.41)

WC
6'5" x 7'10" (1.97 x 2.41)

Kitchen
11'1" x 19'4" (3.39 x 5.91)

Living Room
11'1" x 13'8" (3.39 x 4.18)

Utility
4'6" x 7'10" (1.38 x 2.41)

Stairs leading to first floor

Bedroom 2
12'9" x 13'4" (3.91 x 4.08)

Bathroom
8'9" x 7'10" (2.69 x 2.41)

Bedroom 3
11'3" x 15'4" (3.44 x 4.69)

Bedroom 4
12'9" x 13'2" (3.91 x 4.03)

Bedroom 5/Masterbed
11'3" x 12'1" (3.44 x 3.69)

Ensuite
8'0" x 12'1" (2.44 x 3.69)

Attic

Garage
14'5" x 17'9" (4.40 x 5.43)

Office / Garden room
8'2" x 9'1" (2.49 x 2.79)

External

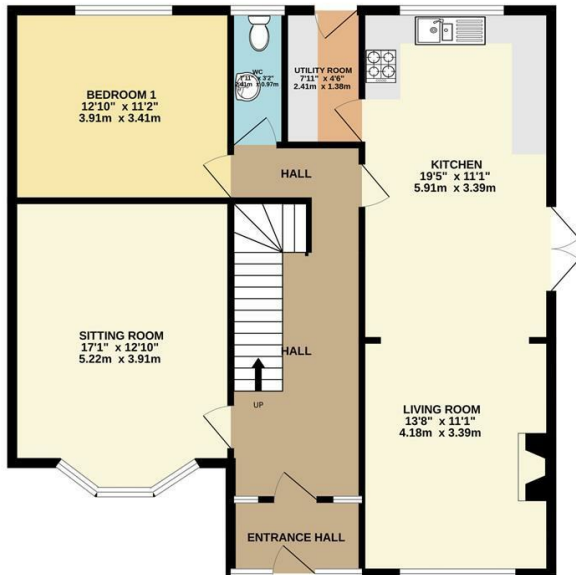


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

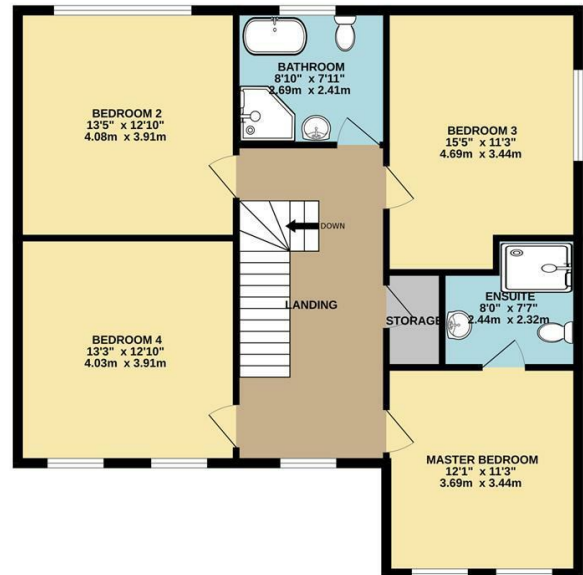


Floor Plan

GROUND FLOOR
967 sq.ft. (89.8 sq.m.) approx.



1ST FLOOR
949 sq.ft. (88.1 sq.m.) approx.



TOTAL FLOOR AREA : 1916 sq.ft. (178.0 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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With multiple offices and a leading marketing team, we will make sure that you get the very best result.

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