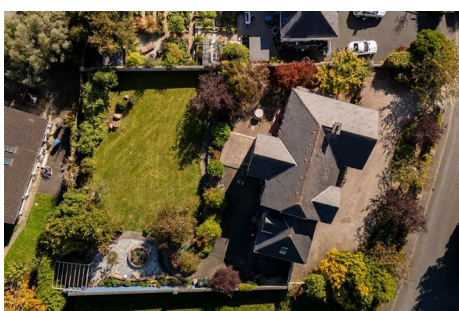




7 Seafields Avenue, Warrenpoint



7 Seafields Avenue

Warrenpoint, Newry, BT34 3XA

Asking Price £750,000

Beautifully positioned off the Rostrevor Road, in one of County Down's most sought after and exclusive residential locations, the property is approximately 1 hour from Belfast, and Dublin with Newry easily accessible as well as the surrounding towns of Kilkeel and Newcastle with the ferry connecting Greencastle and Greenore. Warrenpoint is within a short walking distance, providing an array of social recreational amenities, local shops, schools and golf course. The property itself was constructed in 2001 and provides an exceptional layout extending to 3500 sq ft with five double bedrooms, two with ensuite facilities, two formal reception rooms plus study, kitchen and bathroom with utility room and integral garage. In addition, the property is positioned on a superb site with large gardens and far reaching mountain views. Likely to be of interest to the growing family in today's market viewing is by private appointment through our Warrenpoint Office on 028 417 73777

7 Seafields Avenue

Warrenpoint, Newry, BT34 3XA



- Magnificent Architecturally Designed Family Home Constructed Circa 2001
 - Oil Fired Central Heating
 - Sea Glimpses from First Floor of Carlingford Lough
- Beautifully Proportioned & Well Presented Accommodation Extending To Approx. 3500 Sq Ft
 - PVC Double Glazing
 - Generous Parking Facilities
- Five Double Bedrooms (Two With Ensuite Facilities)
 - Beautiful Site With Well Tended Gardens Enjoying A High Degree Of Privacy & Mountain Views
 - Exceptional Location Off Rostrevor Road, Close To All Local Amenities In Warrenpoint, With Belfast & Dublin Approx. 1 Hour Away
- Viewing by Private Appointment

ADDITIONAL INFORMATION

Accommodation in brief

GROUND FLOOR

Cloakroom

Living Room

6.12m x 5.1m (20'1" x 16'9")

Family Room

7.2m x 4.95m (23'7" x 16'3")

Study

3.28m x 6m (10'9" x 19'8")

Kitchen

4.78m x 3.96m (15'8" x 13'0")

Utility Room

2.97m x 2.57m (9'9" x 8'5")

Integral Garage

5.66m x 5.36m (18'7" x 17'7")

FIRST FLOOR

Bedroom 1

6.15m x 4.32m (20'2" x 14'2")

Ensuite Bathroom

Bedroom 2

4.75m x 13 (15'7" x 42'8")

Ensuite Bathroom

Bedroom 3

4.88m x 3.66m (16'0" x 12'0")

Bedroom 4

4.57m x 4.37m (15'0" x 14'4")

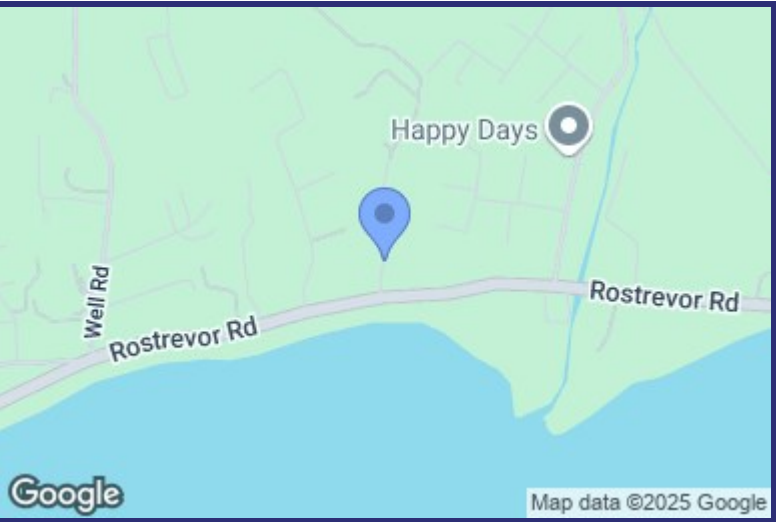
Bedroom 5

3.28m x 3.23m (10'9" x 10'7")

Bathroom

3.1m x 2.44m (10'2" x 8'0")

Landing



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



Floor Plan

We look forward to working with you...



We get there together

Our experienced and trusted team have assisted 1000's of people with buying, selling and letting.



We're here for you

Client care is at the very heart of what we do. We will guide and support you every step of the way.



Always close by

With multiple offices and a leading marketing team, we will make sure that you get the very best result.

Newry:

30 Monaghan Street, Newry, Co.Down, BT35 6AA
T: 028 300 50633 E: newry@bradleyni.com

Warrenpoint:

25 Duke Street, Warrenpoint, Co.Down, BT34 3JY
T: 028 417 73777 E: warrenpoint@bradleyni.com

Rostrevor:

14 Bridge Street, Rostrevor, Co.Down, BT34 3BG
T: 028 417 39999 E: rostrevor@bradleyni.com

Belfast:

55-59 Adelaide Street, Belfast, Co.Antrim, BT2 8FE
T: 028 962 09909 E: belfast@bradleyni.com

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