

Ballynahinch Branch

24 High Street
Ballynahinch BT24 8AB
028 9756 4400

Downpatrick Branch

49-51 Market Street
Downpatrick BT30 6LP
028 4461 2100

Banbridge Branch

18 Bridge Street
Banbridge BT32 3JS
028 4062 2226

General Enquiries

sales@quinnestateagents.com



For any enquiry relating to
this property, please contact

Leanne Glover

leanne@quinnestateagents.com
07703612260



**14 Rossmara Park
Warrenpoint
BT34 3NX**

**Offers Over
£149,950**

Terms & Conditions

Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times.

Valuation/Mortgage Service

As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

- Mid Terarce Home
- Three Sizeable Bedrooms
- Spacious Lounge
- Open Plan Kitchen/Dining Area
- Modern Fully Tiled Shower Room
- Oil Fired Central Heating
- Enclosed Rear Yard
- Excellent Location
- Double Glazed Windows
- EPC D 55

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



14 Rossmara Park

Warrenpoint, BT34 3NX



Directions
Drive north-east on Burren Rd towards Ardallan Park then turn right onto Ardallan Park then Turn left onto Mourne Drive & Continue onto Rossmara Park.

Nestled between the Mourne and Cooley mountains and within walking distance of the picturesque Carlingford Lough, we are delighted to showcase to your 14 Rossmara Park in the coastal resort of Warrenpoint. The property has been finished to a high standard throughout and provides exceptional family accommodation. The property boasts of an excellent sized living area complete with kitchen and dining. Three ample bedrooms provides that all needed relaxation after a day of enjoying the sea air! The property is convenient located to local amenities and schools with St Dallans Primary School is located approx 5-10 min walk from the property, and St Marks High School approx 15-20 min walk. Also 5 min walk to the front shore.

ACCOMMODATION

Entrance hallway with laminate flooring & recessed lighting. Lounge with recessed lighting, grey laminate flooring and open fire. Kitchen fitted with quality hard wood units with spaces for cooker, fridge freezer & washing machine with grey laminate flooring and black subway wall tiling. On the first floor the landing also with recessed lighting and beautifully decorated with access to the bedrooms. Bedroom one and two with recessed lighting and laminate wood flooring. Fully tiled shower room comprising corner shower cubicle, wash hand basin with vanity, W.C and recessed lighting.

OUTSIDE

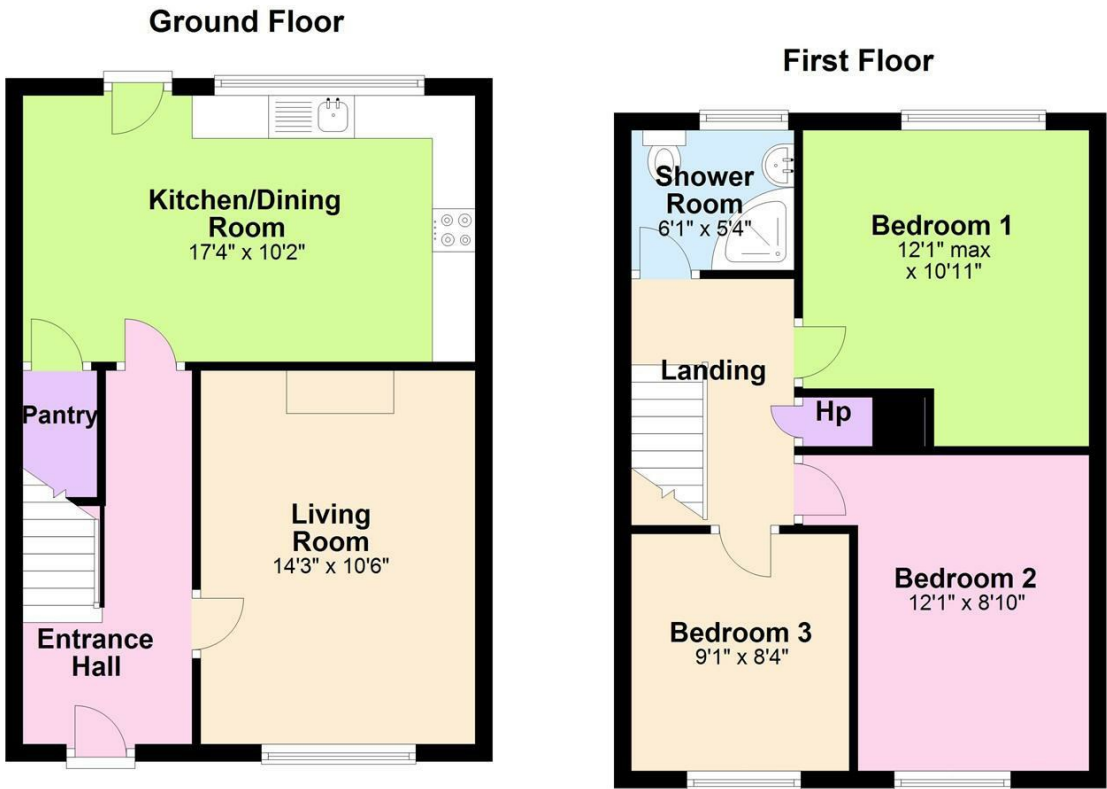
On street parking to front with fully enclosed front garden with low maintenance pebbled garden with steps to the front door. To the rear you have a small low maintenance back yard with back gate access.

MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Ritchie & McLean Mortgage Solutions on 028 9756 8541 alternatively email donnan@ritchiemclean.co.uk or laura@ritchiemclean.co.uk

CONTACT

If you require a viewing please get in contact via phone Leanne on 02840622226/07703612260 or email - sales@quinnestateagents.com



14 Rossmara Park, Warrenpoint