



EOIN LAWLESS

Chartered Surveyor & Estate Agent



50 RATHGANNON | WARRENPOINT

PRICE - £230,000

This spacious luxury Dormer Bungalow is on a mature site and is located in a quiet cul-de-sac. It is convenient to Warrenpoint Town Centre, Shops, Churches, Schools and close to the countryside for walks and leisure. This beautifully presented Home offers excellent family accommodation comprising, Hallway, Two Reception Rooms, Kitchen, Dining Room, Four Bedrooms (Two Dressing Rooms) Shower Room and Bathroom. The generous sized gardens to front and rear are pleasantly landscaped and enhanced by a large secluded rear garden with patio area creating an attractive outdoor living space.

This is a must view Home.

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PROPERTY DETAILS:

ACCOMMODATION :

Hallway, Reception Room, Kitchen, Dining Room, Four Bedrooms (Two Dressing Rooms) Shower Room and Bathroom.

GROUND FLOOR:

Hallway:

17'8" x 12'3" (5.39m x 3.75m)

Solid wood front door with glazed sidescreens. Walk-in airing cupboard. Staircase leading off. Tiled floor. Double radiator.

Reception Room:

18'6" x 13' (5.64m x 3.97m)

Large bay window affording great natural light. Feature cast iron fireplace with decorative inset and granite hearth. Gas fire inset. Solid oak floor. Chandelier. Double radiator.

Reception Room Two:

13'4" x 11'8" (4.07m x 3.57m)

Range of fitted furniture comprising desk, drawer unit, T.V unit. Shelving and storage above. Spot lighting. Laminate floor. Double radiator. Option to use as fourth bedroom.

Dining Room:

15'8" x 10'7" (4.78m x 3.23m)

P.V.C doors leading to patio area providing pleasant aspect onto rear garden. Spot lighting. Double glazed doors leading to kitchen. Tiled floor. Double radiator.

Kitchen:

15'7" x 11'4" (4.75m x 3.46m)

Range of high and low level units. Glass display unit. Integrated fridge/freezer and dishwasher. Built-in fryer. Electric hob with stainless steel canopy and extractor fan above and double ovens. Stainless steel sink and drainer. Built-in breakfast bar with matching stools. Partly tiled walls. Tiled floor. Solid wood door with glazed inset leading to garden. Double radiator.

Bathroom:

11'7" x 8'6" (3.55m x 2.60m)

Luxury bathroom. Inset bath set in tile surround with six whirlpool jets. Chrome bath/shower mixer. Vanity unit with recessed wash hand basin, two display units and storage below. Toilet. White quadrant shower enclosure. Grohe chrome thermostatic shower. Fully tiled walls and floor. Window blind enhancing the stylish internal finish. Double radiator.





Bedroom One:

11'8" x 10' (3.57m x 3.06m)

To rear of house overlooking rear garden. Laminate floor.

FIRST FLOOR:

Landing:

Carpet. Single radiator.

Bedroom Two:

19' x 11'8" (5.8m x 3.6m)

Double aspect room with great natural light. Range of fitted furniture comprising dressing table, drawer units and T.V cabinet. Attractive window seat with storage space. Laminate floor. Double radiator.

Dressing Room:

9'8" x 6'8" (2.95m x 2.04m)

Range of double rails and shelving. Laminate floor. Single radiator.

Bedroom Three:

21' x 11'1" (6.4m x 3.39m)

Double aspect room. Range of fitted furniture on two walls, comprising drawer, storage unit and shelving. Window seat with storage. Laminate floor. Double radiator.

Dressing Room:

13'3" x 6'10" (4.05m x 2.10m)

Spacious walk-in dressing room with clothes rail and shelving. Laminate floor. Single radiator.

Shower Room:

9'8" x 8'2" (2.96m x 2.49m)

White vanity unit with recessed wash hand basin and storage beneath. Mirror with lights above. Toilet. Chrome shower enclosure with sliding doors. Mira Advance shower. Recessed lighting. Fully tiled walls. Carpet. Velux window. Double radiator.



GARDEN AREAS:

This house is on a mature site with generous sized gardens and there is off street parking for several vehicles. There is a large landscaped rear garden which is secluded with a patio area creating an attractive and pleasant outdoor living space. Garden shed with electric power.

FEATURES:

Superb Family Home.

Quiet Cul-De-Sac Location.

Close Proximity to Town Centre and Countryside.

P.V.C Double Glazed Windows.

Oil Fired Central Heating.

Zoned Heating System.

Spacious and Well Proportioned Accommodation.

Curtain Poles Blinds and Light Fittings Included.

Excellent Decorative Order Throughout.

Generous Sized Landscaped Gardens.

Large Secluded Rear Garden.

Off Street Parking For Several Vehicles.

