

P. J. BRADLEY

PROPERTY SERVICES

25 DUKE STREET - WARRENPOINT - TEL (028)4177 3777

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BRADLEY
WARRENPOINT



43 RATHGANNON - WARRENPOINT

**2 RECEPTION / 4 BEDROOM FAMILY HOME IN A
SELECT RESIDENTIAL SETTING**



PRICE GUIDE - £ 235,000

www.pjbradleyonline.com



Located within the prestigious and ever popular Rathgannon Development, this delightful detached residence offers spacious 4 bedroom, 2 reception family accommodation. The well appointed interior and deceptively spacious accommodation is presented in immaculate condition and requires no further outlay. Convenient to all amenities offered by Warrenpoint Town and within easy walking distance to the shores of Carlingford Lough, Bus stops and the surrounding countryside, Rathgannon has proven to be an ideal location for those seeking a quality home in a idyllic setting.



Accommodation & Approximate Dimensions

Entrance Hallway – Hardwood front door with opaque glazed panel and 4 pin locking system. Opaque Glazed panels. Spacious hallway with tiled flooring. Hardwired smoke detector. Illuminated by velux window from first floor landing. Pine balustrade staircase and gallery.

Lounge – 17'3" x 13'0" - Spacious room to front of dwelling. Open fire with mahogany surround, cast iron/ornate tiled inset and hearth. Gas fire fitting. Feature bay window. TV point. Telephone point. Carpet floor covering. Dimmer switch lighting.

Kitchen/Dining – 15'9" x 10'6" - Located to rear of dwelling. Fully fitted oak kitchen with complete range of high and low level fitted units and comprising integrated 4 ring ceramic hob, low level double oven, stainless steel sink unit, canopy extractor hood, breakfast bar and window pelmet. Wall tiling between kitchen units. Full floor tiling.

Utility Room – 11'4" x 8'9" - Spacious utility room with high and low level fitted units, stainless steel sink unit. Plumbed for laundry use and dishwasher. Tiled flooring. Hardwood rear door with glazed panels.

Sitting Room – 11'8" x 8'7" - Located to rear of dwelling with patio doors to rear garden. Southerly aspect allowing for an abundance of natural light. Wooden flooring. Glazed panel door to hallway. Dimmer switch lighting.

Bedroom 1 – 11'8" x 10'0" - Located to rear of dwelling. Carpet floor covering. Southerly aspect



Bedroom 2 – 11'8" x 10'0" – Located to front of dwelling. Laminated wooden flooring.

Bathroom – 8'4" x 7'10" – Recently refurbished to include bath, low flush w.c., pedestal wash hand basin and quadrant shower cubicle with thermostatic shower unit. Contemporary wall and floor tiling.

Garage – 19'7" x 10'9" – Location of oil fired boiler. Up & Over garage door. Window.

First Floor

Landing – Gallery style landing with seating and office area. Velux window allowing an abundance of light to front hallway. Wooden flooring.

Bedroom 3 – 19'0" x 11'8" - Located to the left had side of the landing. Velux and gable end window. Walk-in closet. TV point. Eaves storage.

Bedroom 4 – 19'0" x 11'4" – Located to right hand side of landing. Velux and gable end window. Wooden flooring. Built in shelving. Eaves storage.

Bathroom – 9'7" x 9'5" – Contemporary finished bathroom with bath, wall mounted wash hand basin, low flush w.c. and corner shower cubicle with Aqualisa Aquastream electric shower. Illuminated mirror. Exquisite wall and floor tiling. Decorative alcoves with downlighting. Shaver point. Extractor fan. velux window.

Closet – Useful storage area with extensive shelving

Additional Features

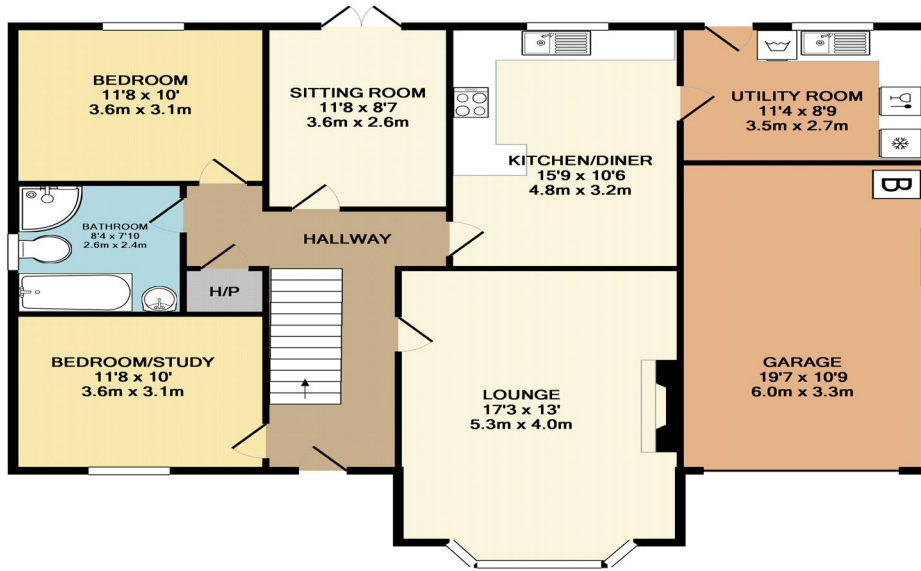
Mature garden area to front of dwelling
Tarmac driveway offering off street parking
Enclosed garden area to rear of dwelling
Pvc double glazing throughout
Oil fired central heating system
Well maintained exterior
Immaculate interior offering a well appointed family home



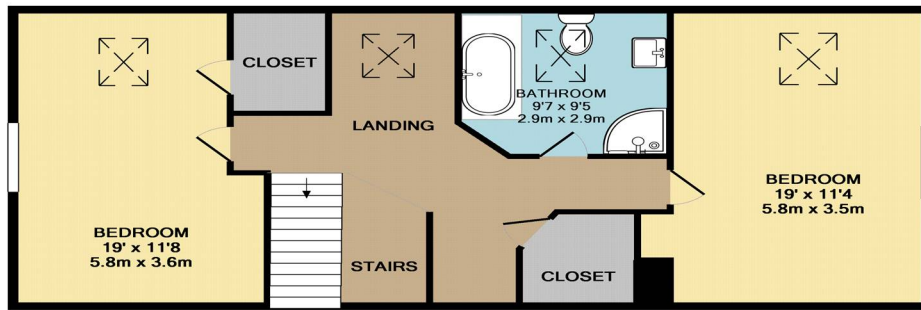
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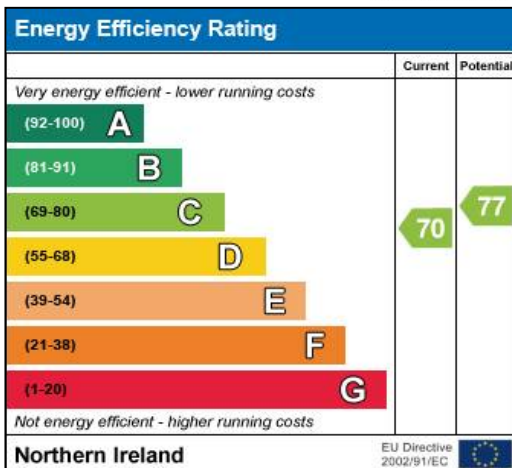
GROUND FLOOR
APPROX. FLOOR
AREA 1266 SQ.FT.
(117.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 793 SQ.FT.
(73.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2059 SQ.FT. (191.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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RATEABLE VALUE - £ 175,000.

DWELLING AREA - Circa 118 sq.m.

SERVICE CHARGES – NIL

POSTCODE – BT34 3TU

These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. The information given is believed to be correct, but we give no guarantee as to its accuracy and enquirers must satisfy themselves as to the description and measurements