



1 Greenan Vale, Newry

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1 Greenan Vale - An Exceptional Find

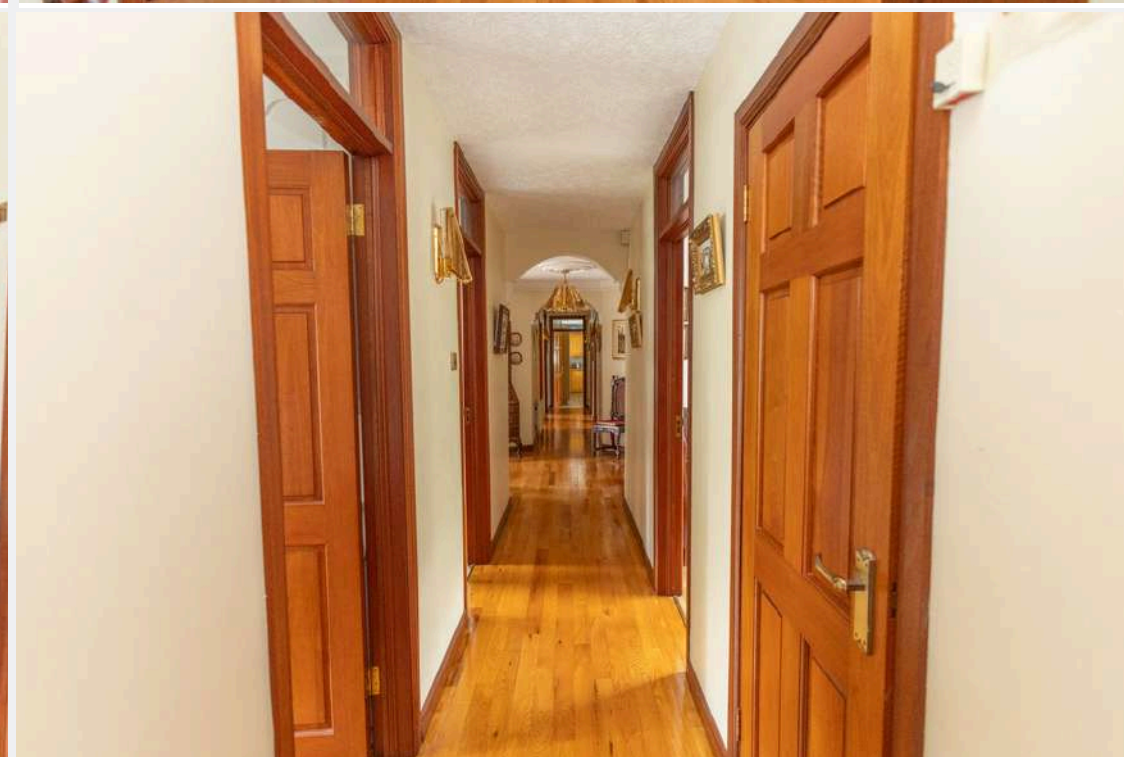
Seldom does a home of this calibre come to market. Tucked away in a private, secure garden behind electric gates and enhanced by an integrated alarm system, this spacious four-bedroom detached bungalow offers a unique combination of elegance, comfort, and peace of mind. Perfectly positioned on the Dublin–Belfast corridor, it sits in an area celebrated for its outstanding schools, enviable lifestyle, and exceptional local amenities.

Set along the peaceful and highly regarded Old Warrenpoint Road, the property blends privacy with convenience. All accommodation is thoughtfully arranged on one level, featuring four generously sized bedrooms, a bright and welcoming living area, and well-proportioned rooms—ideal for family living, hobbies, or working from home.

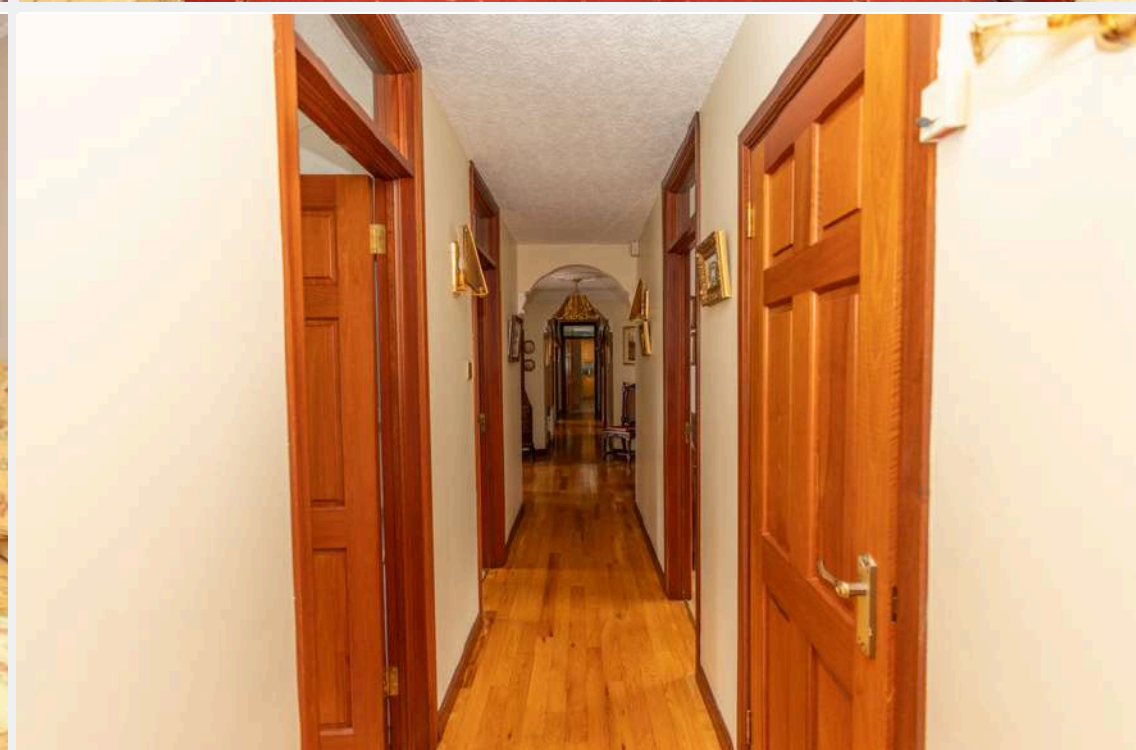
Outside, a large private driveway with detached garage, mature gardens, and inviting patio areas provide a beautiful setting for relaxation or entertaining.

Just minutes from Newry city centre and close to the seaside charm of Warrenpoint, this home offers easy access to shops, health services, and excellent transport links, while retaining the calm and security of one of Newry’s most sought-after neighbourhoods.

An outstanding opportunity to secure a truly special home where space, privacy, and quality come together in perfect harmony.









Greenan Vale

Entrance Hall - 13.26m x 4.69m:
Varnished wooden floor, Archways leading to either side of the property, Decorative coving on ceiling, Dimming switches.

Kitchen - 4.55m x 4.20mm:
Decorative tiled floor, High and low storage units, Tiled splash back, Modern track lights, Electric hob, Oven/ cooker, Integrated dishwasher, Double basin sink.

Utility- 2.04m x 1.93m:
Tiled floor, High and low level storage units, Part tiled surround, Sink, Plumbed for washing machine.

W.C - 2.04m x 1.93m
Tiled floor, Toilet.

Sitting/ Dinning Room - 3.79m x 3.05m
Carpet floor, Decorative wallpaper, Large bay window, Decorative coving on ceiling, Double doors leading into living room 1.

Living Room One - 4.17m x 5.43m :
Carpet floor, Decorative wallpaper, Large bay window, Decorative coving on ceiling, Marble fireplace and hearth with decorative pillars.

Living Room Two - 3.73m x 5.12m :
Carpet floor, Large bay window, Decorative coving on ceiling, Wooden fireplace with tiled hearth.

W.C - 1.09m x 1.71m:
Laminate floor, Toilet, Sink.

Bathroom - 4.27m x 2.98m :
Fully tiled surround, Ceramic sink with vanity unit including both high and low level storage, Toilet, Bath with storage underneath, Large frosted window.

Master Bedroom - 3.17m x 3.90m :
Carpet floor, Large bay window, Built in wardrobes.

Ensuite - 1.75m x 2.98m :
Non slip vinyl floor, Toilet, Sink, Electric shower.

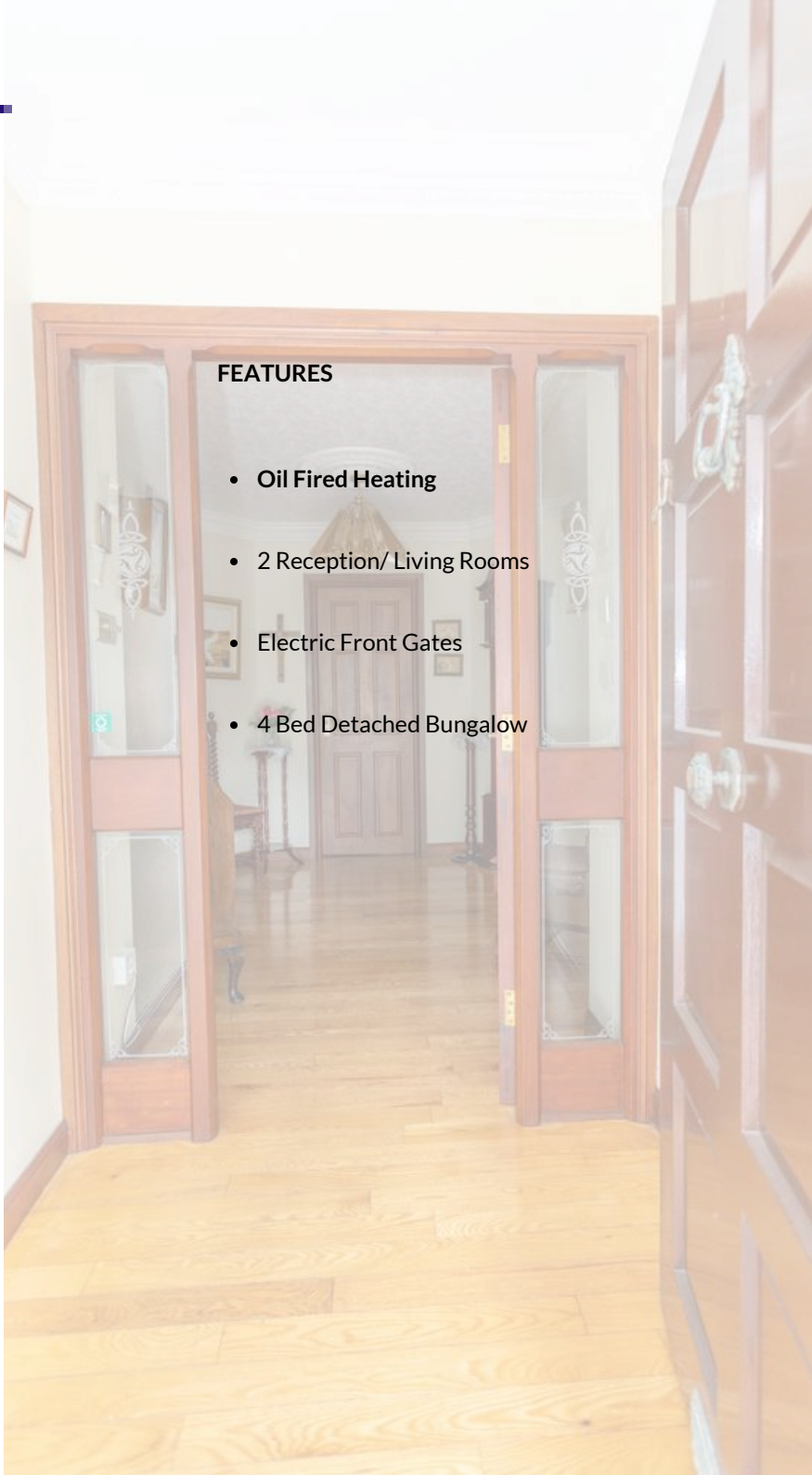
Bedroom 2 - 4.27m x 2.98m :
Laminate floor, Built in wardrobes, Double glazed windows.

Bedroom 3- 1.75m x 3.40m:
Laminate floor, Built in wardrobes, Double glazed windows.

Bedroom 4 - 2.99m x 2.78m:
Laminate floor, Built in wardrobes, Double glazed windows.

FEATURES

- Oil Fired Heating
- 2 Reception/ Living Rooms
- Electric Front Gates
- 4 Bed Detached Bungalow





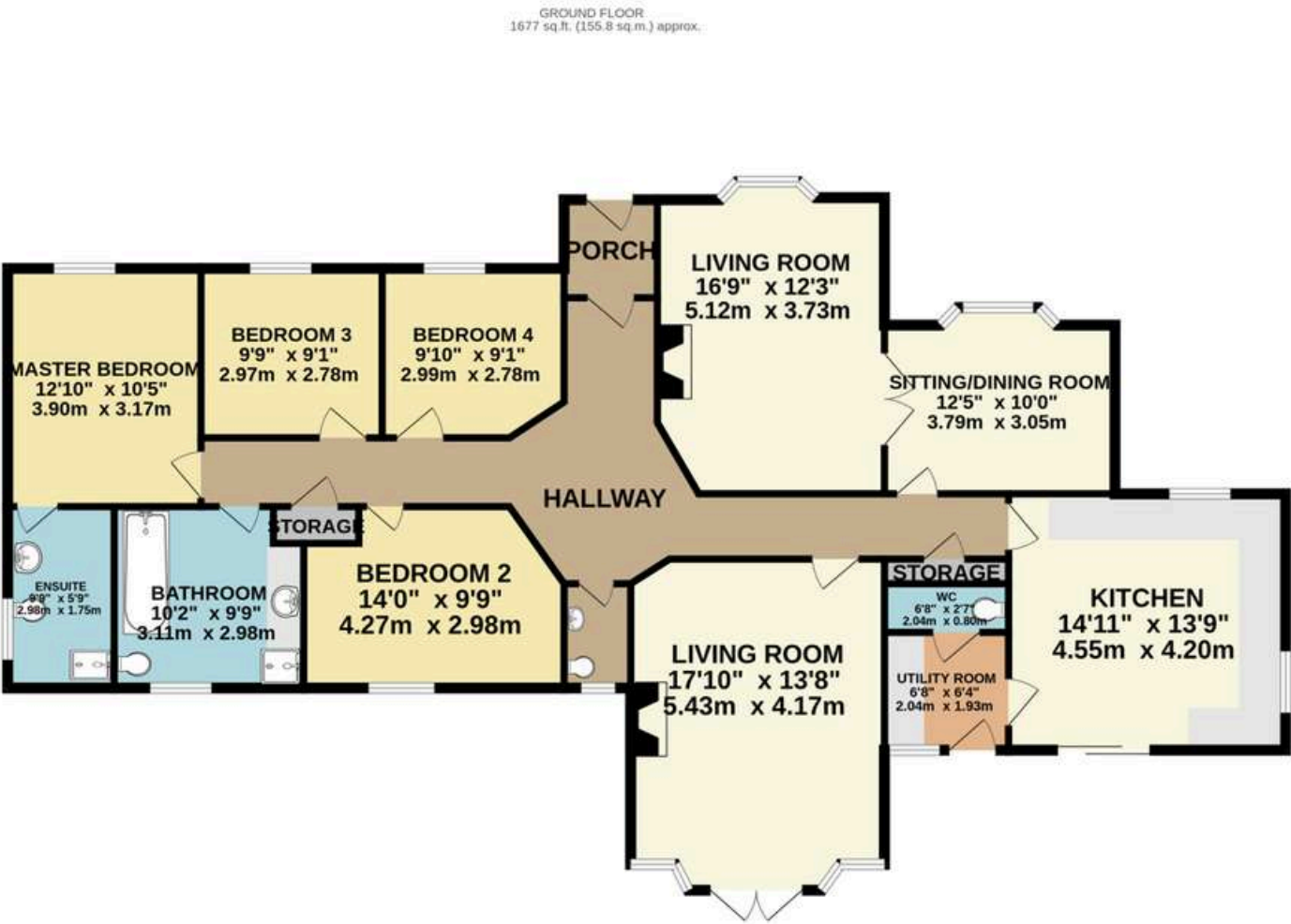






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Floor Plans



Floor Plans

1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



FURTHER INFORMATION

Viewing of the property is strictly by private appointment. For further information please contact:



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