



6 Smalls Road

Warrenpoint, Newry, BT34 3PL

Offers Over £579,950

"River Side" 6 Smalls Road is located in the charming town of Warrenpoint. This delightful detached house offers a perfect blend of comfort and convenience. With the flexibility of five bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

The house boasts private gardens that provide a serene outdoor retreat, complete with a lovely patio area, perfect for al fresco dining or simply enjoying the fresh air. The well-maintained gardens enhance the overall appeal of the property, offering a tranquil space to unwind.

Situated in a central location, this home benefits from easy access to local amenities, schools, and transport links, making it an excellent choice for those who value both privacy and accessibility.

In summary, this detached house on Smalls Road is a wonderful opportunity for anyone seeking a spacious and inviting home in a prime location. Don't miss the chance to make this charming property your own.

- Oil Fired Central Heating
 - Spacious gardens to front and large patio area to side and rear of property
 - Intercom with camera and voice control
 - Functional alarm system installed
- Under floor heating in 2 main reception rooms on the ground floor
 - Double glazed throughout
 - Double Garage & Outoffices
- Electric Gates
 - Central Location on 0.4 acres
 - Tarmacadamed driveway, Ample off street parking

ADDITIONAL INORMATION

ACCOMODATION IN BRIEF

GROUND FLOOR

Reception Hallway

Sitting Room

14'7 x 13'5 (4.45m x 4.09m)

Family Room

13'4 x 9'11 (4.06m x 3.02m)

Kitchen/Dining Area

19'0 x 10'10 plus 14'2 x 10'6 (5.79m x 3.30m plus 4.32m x 3.20m)

Bedroom 1

10'5 x 10'2 (3.18m x 3.10m)

Bathroom

9'4 x 6'1 (2.84m x 1.85m)

Utility Room

32'9"32'9" x 13'1"32'9" (10'10 x 4'10)

Toilet

5'8 x 4'2 (1.73m x 1.27m)

Back Hallway

FIRST FLOOR

Landing

Master Bedroom

16'10 x 11'4 (5.13m x 3.45m)

Bedroom 3

14'8 x 14'8 (4.47m x 4.47m)

Bedroom 4

11'10 x 11'10 (3.61m x 3.61m)

Bedroom 5

12'0 x 9'6 (3.66m x 2.90m)

Bathroom

8'5 x 7'2 (2.57m x 2.18m)

Hotpress

EXTERIOR

Double Garage

18'10 x 17'11 (5.74m x 5.46m)



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		
	66	74
Northern Ireland		EU Directive 2002/91/EC



Floor Plan



TOTAL: 2287 sq. ft
 FLOOR 1: 1220 sq. ft, FLOOR 2: 1067 sq. ft
 EXCLUDED AREAS: GARAGE: 289 sq. ft, UNDEFINED: 98 sq. ft, FIREPLACE: 7 sq. ft,
 BALCONY: 67 sq. ft, LOW CEILING: 79 sq. ft

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