

2 Great Georges Avenue

Warrenpoint, Newry, BT34 3HY

Offers Over £235,000

Located in the heart of Warrenpoint, on Great Georges Avenue, this delightful semi detached house presents an excellent opportunity for both families and professionals alike. With its prime town centre location, residents will enjoy easy access to local amenities, shops, and scenic waterfront views, making it an ideal spot for those who appreciate convenience and community.

The property boasts two spacious reception rooms, three well-proportioned bedrooms and a newly refurbished bathroom which adds a touch of modern elegance, ensuring a fresh and inviting atmosphere.

Energy efficiency is a key feature of this home, equipped with solar panels that not only reduce energy costs but also contribute to a more sustainable lifestyle. Off-street parking is an added convenience, allowing for easy access and peace of mind.

Warrenpoint is approx 9 miles from Newry, which has excellent transport links to both Dublin and Belfast making it a perfect base for commuters.

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- Town centre location
- Oil Fired Central Heating
- EPC: C 72/77
- Well presented throughout
- Solar PV Panels for domestic electricity
- Newly refurbished bathroom
- Off Street Parking

Entrance Hall

Lounge
15'8" x 14'1" (4.8 x 4.3)

Dining Room
18'8" x 10'9" (5.7 x 3.3)

Kitchen
15'1" x 8'10" (4.6 x 2.7)

Utility
5'6" x 5'2" (1.7 x 1.6)

WC

Stairs leading to first floor

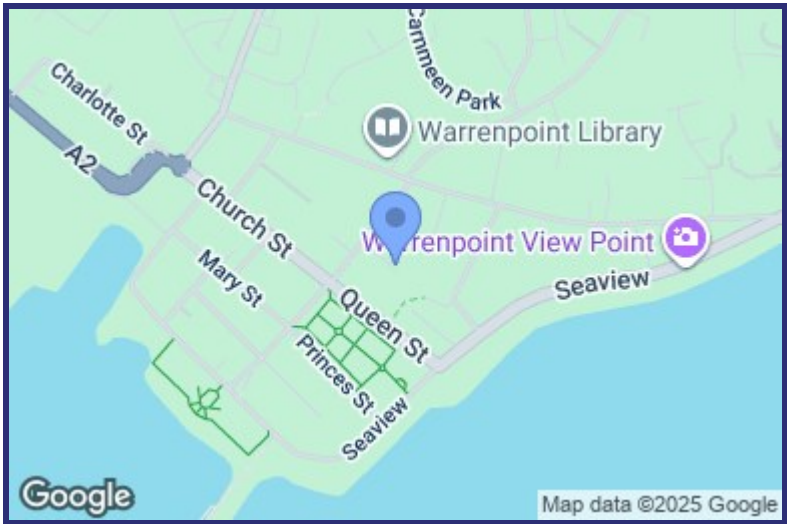
Bedroom 2
11'1" x 10'5" (3.4 x 3.2)

Bedroom 3
10'9" x 8'2" (3.3 x 2.5)

External

Bedroom 1
10'5" x 8'6" (3.2 x 2.6)

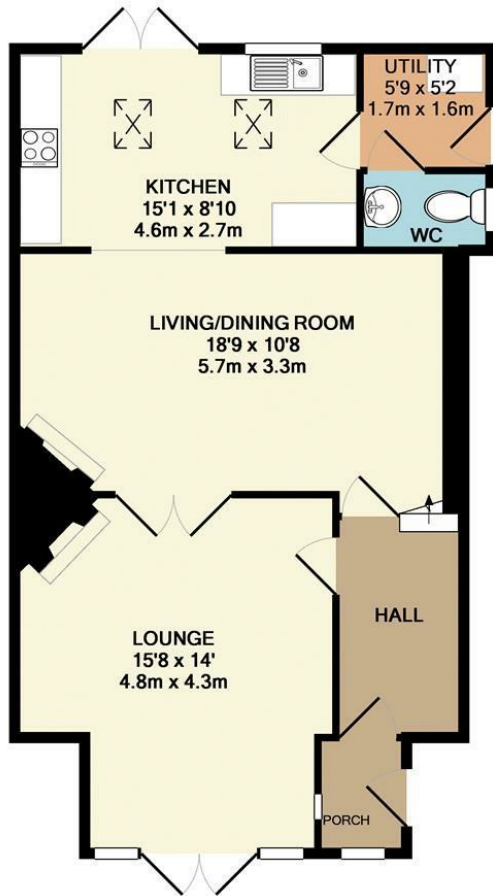
Bathroom



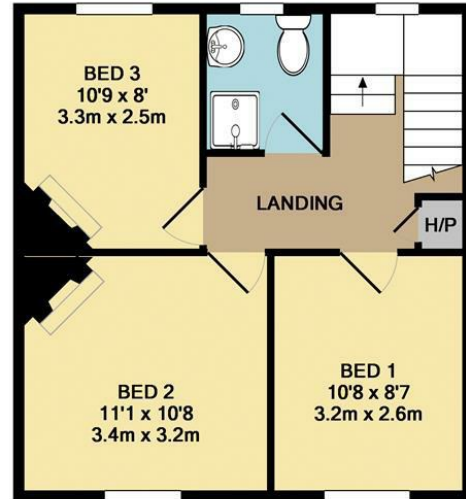
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC



Floor Plan



GROUND FLOOR



1ST FLOOR

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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