

23 Well Road,¹⁰ Warrenpoint

Lisnegar

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Lisnegar, 23 Well Road, Warrenpoint

Tucked away on a mature, tree-lined private site of approximately 0.7 acres, Lisnegar is a distinguished family residence offering exceptional space, comfort, and charm in one of Warrenpoint's most sought-after locations.

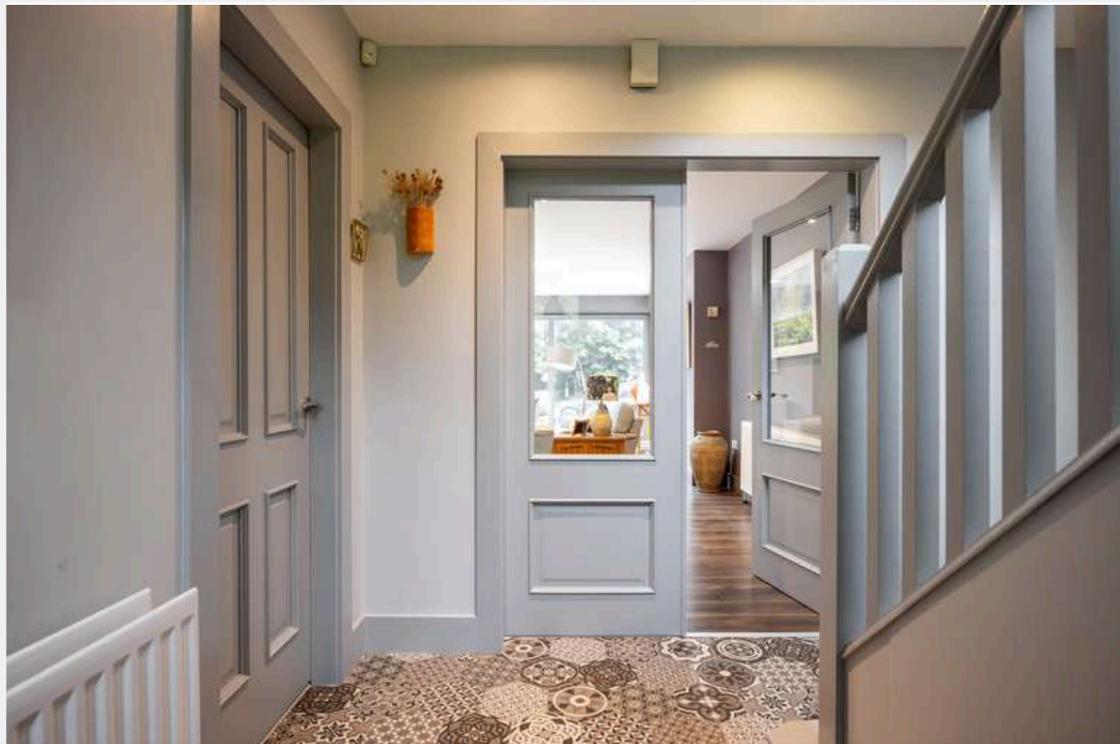
Lovingly maintained and enhanced by its current owners for over 20 years, this impressive five-bedroom home boasts generous living accommodation ideal for modern family life. With two ensuite bedrooms, a large central lawn perfect for outdoor play, and numerous stylish upgrades, Lisnegar blends traditional warmth with contemporary convenience.

Key features include a substantial double-storey extension (2006), a sleek, modern Family Room addition (2019), uPVC double glazing, an electric entrance gate, a Grant condenser boiler, a pressurised hot water system, and roof-mounted solar panel—ensuring energy efficiency and peace of mind.

Whether gathering in the sunlit living spaces, enjoying outdoor adventures in the expansive garden, or simply relaxing in the tranquil surroundings, Lisnegar offers a rare opportunity to create a lifetime of memories in a truly special home.









Lisnegar

GROUND FLOOR

Entrance Hall - 3.40m x 2.74m:

Solid wood door entry to porch with decorative tiled flooring. Double part glazed doors leading to Family Room, Kitchen and Study.

Study - 3.06m x 2.75m:

Located to the front of the property. Hard wood flooring.

Family Room - 6.44m x 6.84m:

Located just off the main hall. Laminate wood flooring. Built in wood burning stove with polished stone fireplace and slate hearth. Built in book shelving and storage. Feature light well. Window seat to north elevation. Expansive glazing and sliding door leading to terrace and rear garden.

Kitchen - 7.03m x 6.64m (at widest points):

Open plan kitchen, dining and living area. Solid oak flooring. Contemporary gloss finished high and low level kitchen units with quartz worktops. Tiled splash back. Smeg gas cooker. American style fridge freezer. Integrated dishwasher. Leading to walk in Pantry with shelving.

Living Room - 5.08m x 5.67m

Solid oak flooring. Double doors to patio and garden.

Office - 5.08m x 3.06m :

Solid oak flooring. Full height windows to front garden.

Utility Room - 2.83m x 2.95m :

Tile flooring. Range of high and low level units. Plumbed for washing machine and dryer. Tile splash back. Stainless steel sink. Location of the boiler.

W.C - 1.64m x 1.59m:

Accessible via the Utility Room. Tile flooring. W.c and sink. Feature mosaic tile splash back.

FIRST FLOOR

Via Main Stairwell

Master Bedroom Suite:

Master Bedroom 1 - 5.26m x 4.91m:

Overlooking the garden. Carpet flooring. Feature corner window. Access to Walk-in-Wardrobe and Ensuite.

Walk-in-Wardrobe - 2.65m x 1.86mm:

Carpet flooring. Built in shelving. Leading to Ensuite.

Ensuite - 2.65m x 2.95m:

Tiled flooring. Double walk-in shower with 2 shower heads. Double sink with 2 mirrors. W.c. Bidet.

Bedroom 2 - 4.76m x 3.40m:

Located to the front of the property. Carpet flooring. Walk-in-Wardrobe. Access to ensuite.

Ensuite 2 - 1.75m x 3.40m:

Tiles to floor and walls. Corner shower. Double built in sink.

Hotpress - 2.41m x 1.92m:

Built in shelving. Window to front.

Bedroom 3 - 4.56m x 3.18m:

Located to the front of the property. Carpet flooring.

Bedroom 4 - 4.34m x 3.36m:

Located to the rear of the property and overlooking the garden. Carpet flooring.

Family Bathroom - 2.50m x 3.36m:

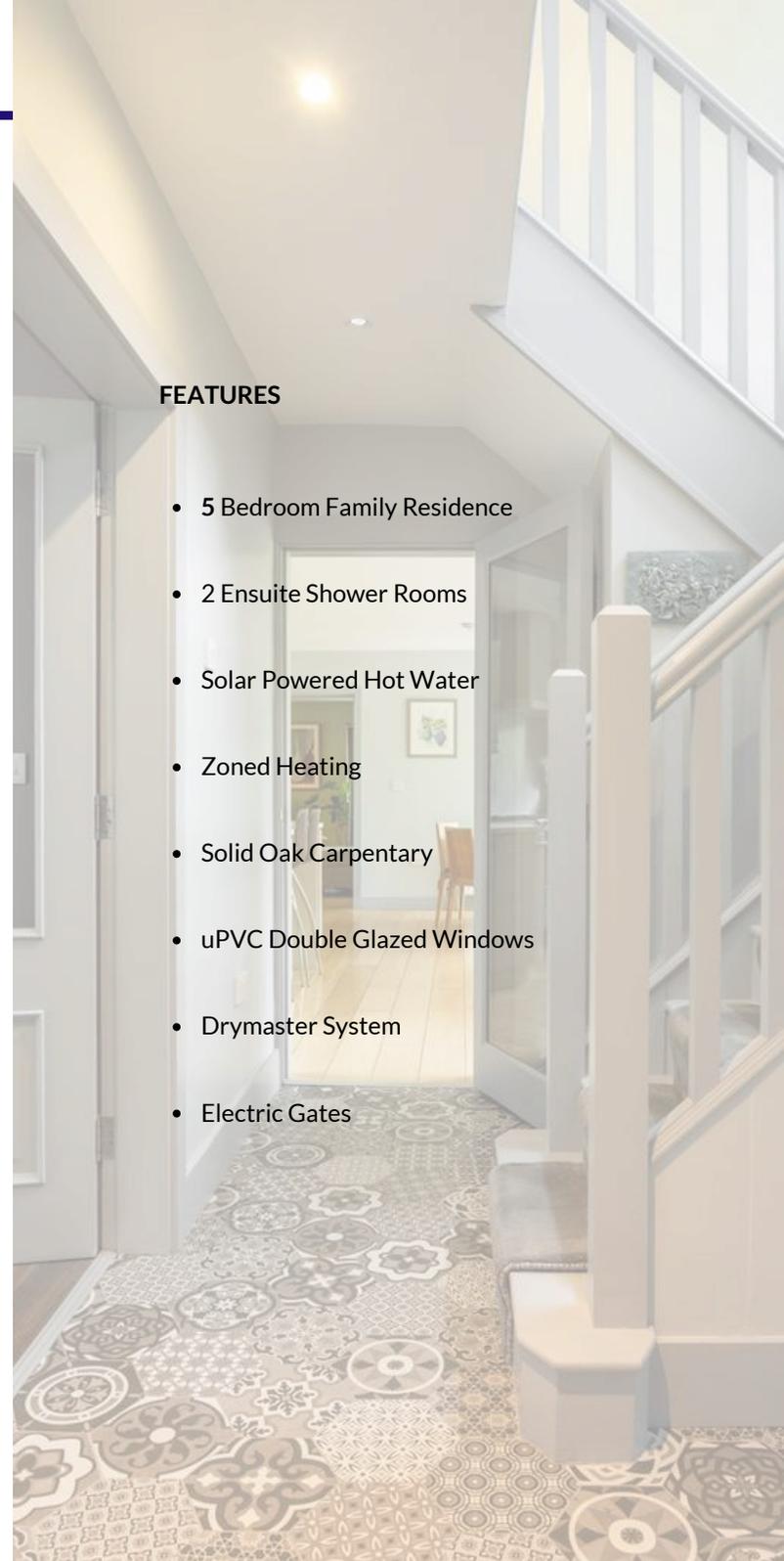
Tiled flooring. Double sink. Built in shower. Bath. W.c.

Bedroom 5 - 2.68m x 3.36m:

Located to the rear of the property and overlooking the garden. Carpet flooring.

FEATURES

- 5 Bedroom Family Residence
- 2 Ensuite Shower Rooms
- Solar Powered Hot Water
- Zoned Heating
- Solid Oak Carpentry
- uPVC Double Glazed Windows
- Drymaster System
- Electric Gates





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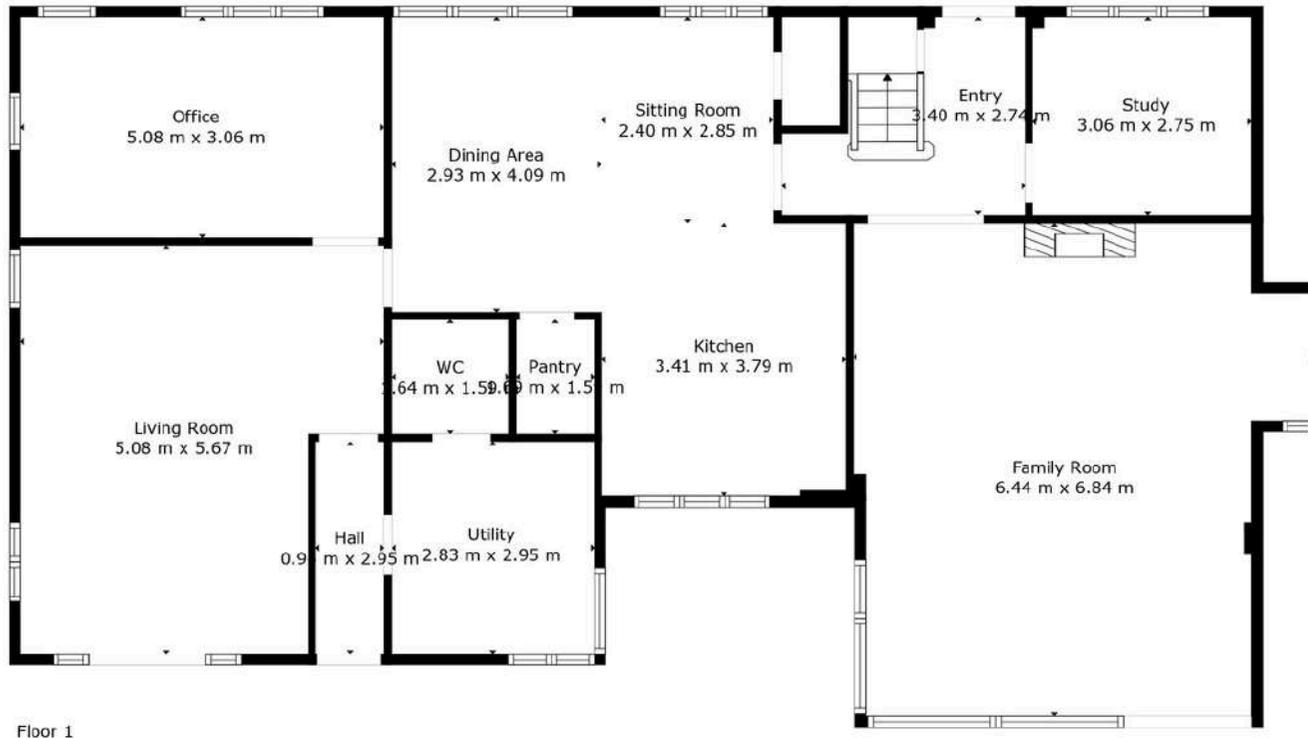


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Floor Plans

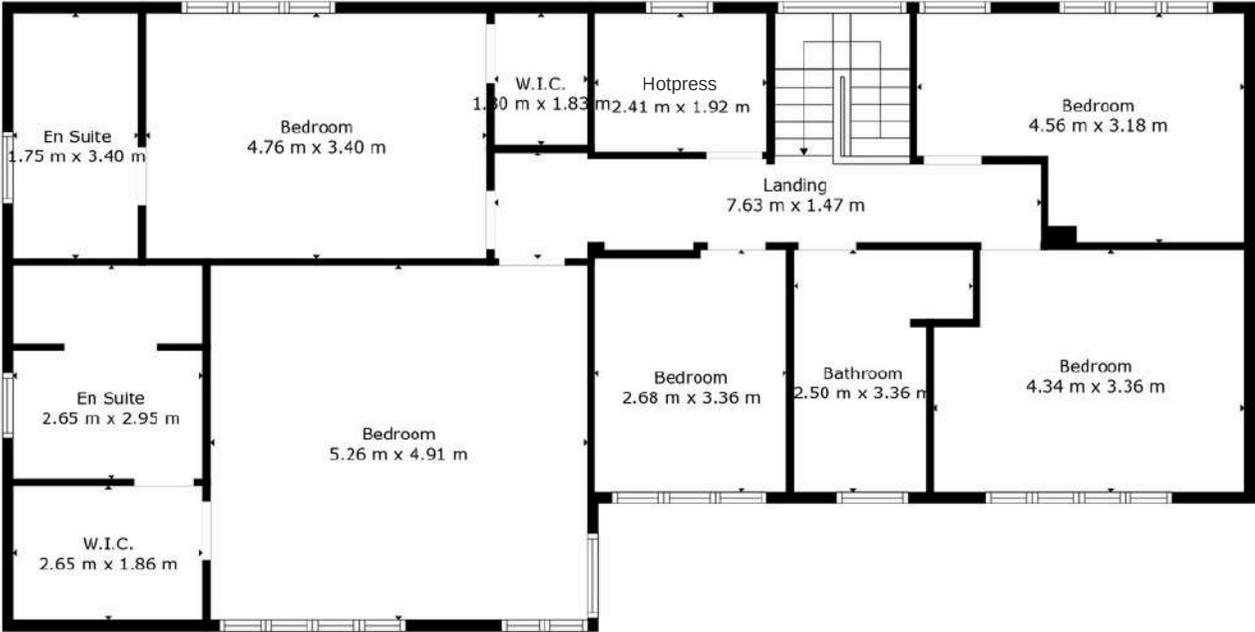


Floor 1

TOTAL: 278 m²
FLOOR 1: 150 m², FLOOR 2: 128 m²

Please Note Floor Plans Are Illustrative Only; Measurements And Layouts Are Approximate.

Floor Plans





FURTHER INFORMATION

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