



## 7 Dromore Court, Upper Dromore Road Warrenpoint, Newry, BT34 3UU

**Offers Over £137,500**

Situated on the Upper Dromore Road, Warrenpoint, this delightful ground floor apartment offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for individuals, couples, or small families seeking a welcoming home in a desirable location.

The apartment features a spacious reception room, providing an inviting space for relaxation and entertaining. The double glazing throughout ensures a warm and quiet environment, while the efficient gas heating system adds to the overall comfort of the home, making it a cosy retreat during the colder months.

One of the standout features of this property is that no further outlay is required, allowing you to move in with ease and start enjoying your new home right away. The surrounding area boasts a friendly community atmosphere, with local amenities and scenic views just a stone's throw away.

This apartment presents an excellent opportunity for those looking to invest in a property that combines modern living with a touch of tranquillity. Don't miss the chance to make this charming apartment your new home in Warrenpoint.

# 7 Dromore Court, Upper Dromore Road

Warrenpoint, Newry, BT34 3UU



- Ground floor apartment
- Gas Heating
- Double Glazing
- Within walking distance to local amenities.

## Entrance Hall

## Living Room

11'5" x 9'8" (3.49 x 2.97)

## Kitchen

11'8" x 11'5" (3.58 x 3.49)

## Bedroom 1

12'11" x 9'8" (3.94 x 2.97)

## Bedroom 2

14'4" 9'5" (4.39 2.88)

## Bathroom

14'4" x 6'5" (4.39 x 1.97)

## External

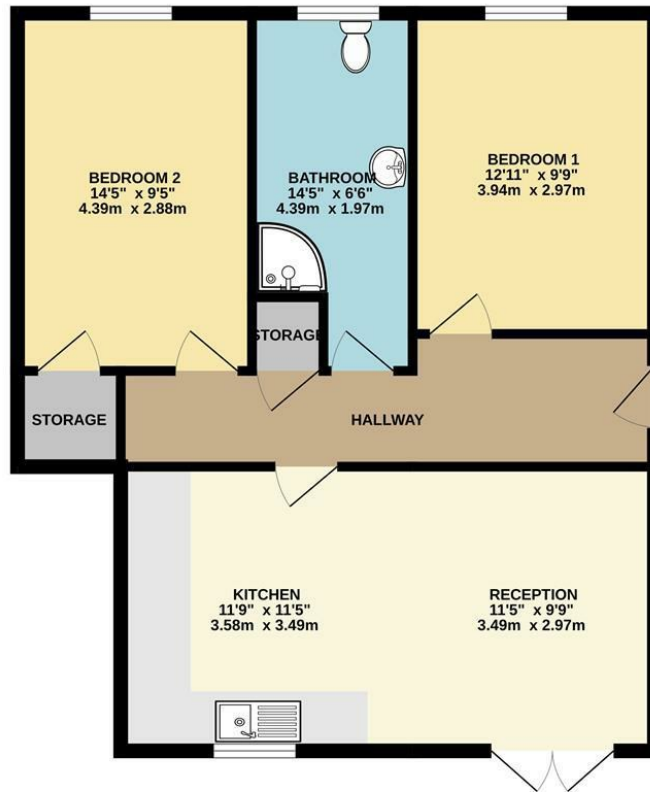


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



# Floor Plan

GROUND FLOOR  
714 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA: 714 sq.ft. (66.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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