



1 Patrician Court
Newry, BT35 8GS

Asking Price £94,950



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This chain free ground floor apartment is located in the highly sought after situated just off the Dublin Road. In need of modernisation but priced accordingly, this property offers you the opportunity to add your own personal touch.

With its prime location in Newry City, you'll have easy access to a wide range of amenities, including shops, schools, and transport links. Attractively priced and suitable for young families as well as downsizers and investors looking for a smart purchase.

The accommodation briefly comprises a generous living / dining / kitchen area, family bathroom and two well-proportioned bedrooms.

Furthermore the property offers uPVC double glazing and oil central heating, enhancing the low-maintenance appeal.



Entrance Hall

3'7" x 16'8" (1.1m x 5.1m)

Living / Dining Area

16'8" m x 11'5" (5.1 m x 3.5m)

Kitchen Area

10'5" x 11'5" (3.2m x 3.5m)

Bedroom 1

9'10" x 10'9" (3.0m x 3.3m)

Bedroom 2

9'10" x 13'9" (3.0m x 4.2m)

Bathroom

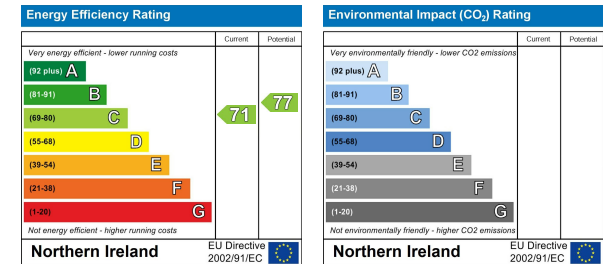
10'2" x 5'10" (3.1m x 1.8m)



Area Map



Energy Efficiency Graph



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