

## 2 Ashgrove Avenue , Newry, BT34 1PR

**£1,000 Per Month**

Welcome to 2 Ardmore Heights, a charming semi-detached house located in the highly desirable area of Newry. This modern property boasts a well-thought-out layout, featuring one inviting reception room that serves as the perfect space for relaxation or entertaining guests.

With three spacious bedrooms, this home is ideal for families or those seeking extra room for guests or a home office. The two bathrooms provide convenience and comfort, ensuring that morning routines run smoothly for everyone in the household.

The property is in great condition, reflecting a commitment to quality and care. Its modern design elements create a welcoming atmosphere, making it easy to envision yourself settling in and making it your own.

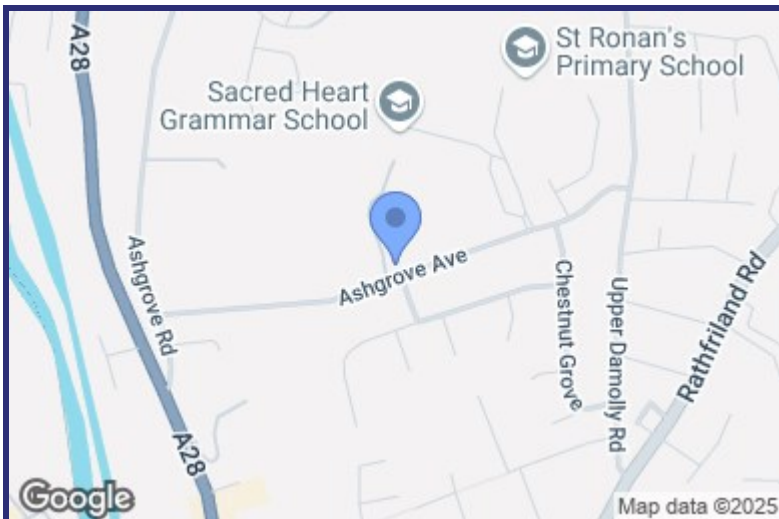
Additionally, the house offers parking for two vehicles, a valuable feature in today's busy world. The location is not only desirable but also provides easy access to local amenities, schools, and transport links, making it a

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## SUMMARY



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





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With multiple offices and a leading marketing team, we will make sure that you get the very best result.

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