

12 The Orchard St. Leonards

Warrenpoint, Newry, BT34 3FS

Offers Over £152,500

Nestled in the charming area of The Orchard, St. Leonards, this delightful ground floor apartment in Warrenpoint offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this residence is ideal for those seeking a peaceful yet vibrant community.

The apartment features a welcoming reception room, providing a warm space for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating an inviting atmosphere throughout. The bathroom is well-appointed, ensuring all your daily needs are met with ease.

One of the standout features of this property is its sought-after location. Just a short stroll away, you will find the bustling town centre, where a variety of shops, cafes, and amenities await. Additionally, the proximity to the seafront allows for leisurely walks along the picturesque coastline, making it an ideal spot for those who appreciate the beauty of nature.

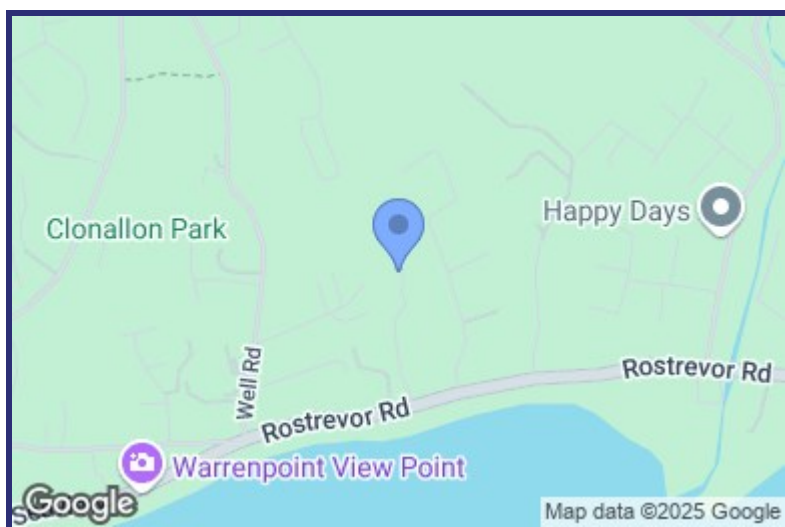
For viewings, please contact our Warrenpoint office.

12 The Orchard St. Leonards

Warrenpoint, Newry, BT34 3FS



- Sought after location
- Well maintained property
- Ground floor apartment
- Gas Heating
- Double Glazed throughout
- Enclosed patio area to rear



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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
740 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA: 740 sq.ft. (68.7 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.
Made with Metropix 12025

We look forward to working with you...



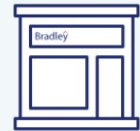
We get there together

Our experienced and trusted team have assisted 1000's of people with buying, selling and letting.



We're here for you

Client care is at the very heart of what we do. We will guide and support you every step of the way.



Always close by

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

Newry:
30 Monaghan Street, Newry, Co.Down, BT35 6AA
T: 028 300 50633 E: newry@bradleyni.com

Warrenpoint:
25 Duke Street, Warrenpoint, Co.Down, BT34 3JY
T: 028 417 73777 E: warrenpoint@bradleyni.com

Rostrevor:
14 Bridge Street, Rostrevor, Co.Down, BT34 3BG
T: 028 417 39999 E: rostrevor@bradleyni.com

Belfast:
55-59 Adelaide Street, Belfast, Co.Antrim, BT2 8FE
T: 028 962 09909 E: belfast@bradleyni.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.