

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.

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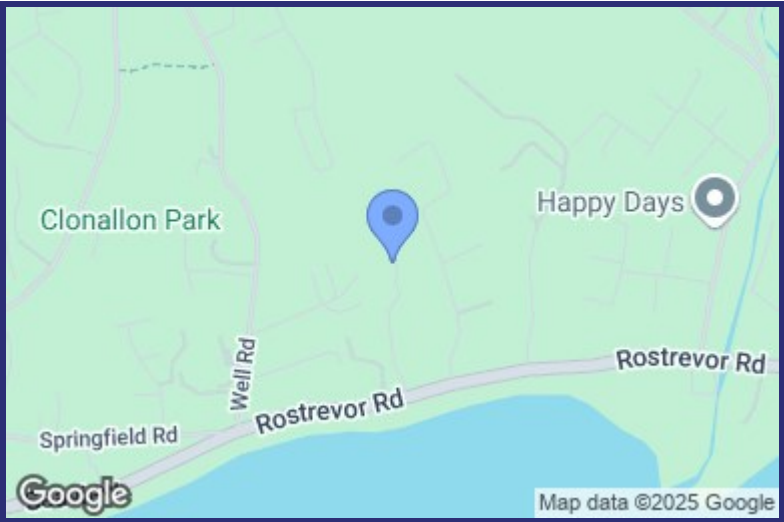
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- Sought after location
 - Gas Heating
- Well maintained property
 - Double Glazed throughout
- Ground floor apartment
 - Enclosed patio area to rear



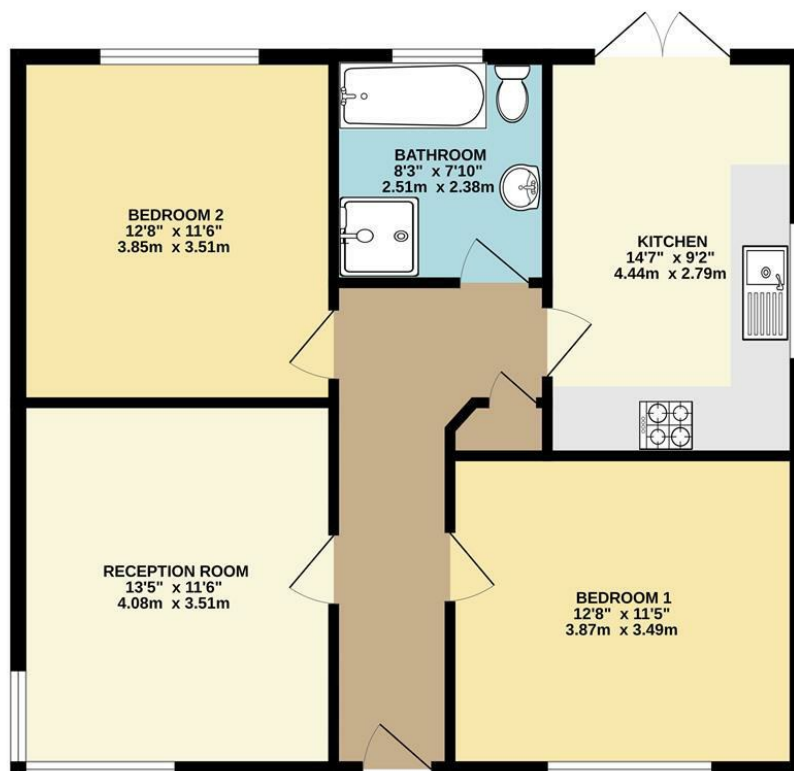
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	65
(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.
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