

## 4 The Orchard, St. Leonards

Warrenpoint, Newry, BT34 3FS

**Offers Over £149,950**

This charming 2 bedroom apartment is located just a short stroll from the scenic Warrenpoint shore front. It is well-presented and offers a comfortable and convenient living in a highly sought-after area.

Accommodation comprises of an entrance hall with storage area and stairwell leading to the first floor living space. The bedrooms and contemporary style bathroom are located to the rear. A spacious living room, modern kitchen and utility area complete the property. Parking spaces available.

Warrenpoint, along the south down coast, is a 15 minute drive from Newry, offering access to major shopping and transport links. For those commuting further afield, Belfast is approximately one hour away by car, while Dublin can be reached in around 90 minutes.

Please contact our Warrenpoint office on 028 4177 3777 to arrange a viewing.

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- Sought after location
- Gas heating
- First floor apartment
- Parking available
- Walking distance to Warrenpoint seafront
- Newly fitted kitchen

## Entrance Hall

## Landing

## Living Room

11'8" x 13'3" (3.58 x 4.05)

## Kitchen

17'0" x 8'0" (5.19 x 2.46)

## Utility

5'8" x 5'3" (1.74 x 1.61)

## Bedroom 1

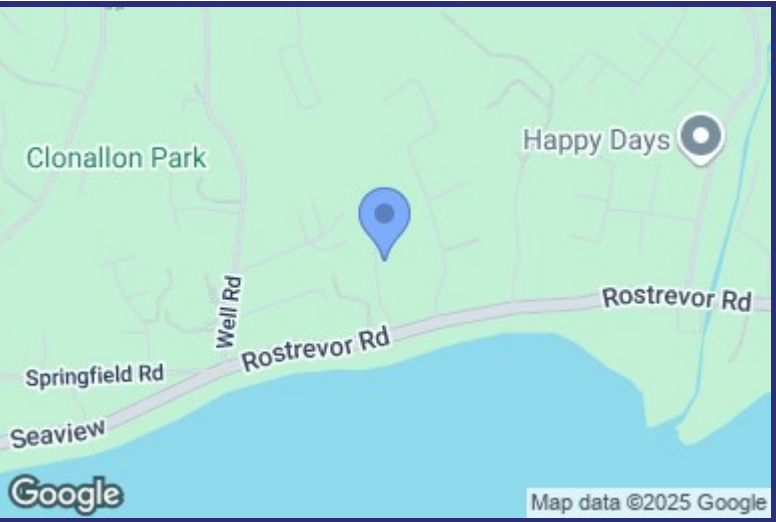
15'0" x 14'0" (4.58 x 4.29)

## Bathroom

8'7" x 6'8" (2.62 x 2.04)

## Bedroom 2

13'6" x 15'4" (4.12 x 4.69)



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	39	42
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC



## Floor Plan

*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

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