

## 16 The Orchard St. Leonards

Warrenpoint, Newry, BT34 3FS

**Offers Over £189,950**

This beautifully presented ground floor apartment is located just a short stroll from the scenic Warrenpoint shorefront. Offering both comfort and convenience, it sits within one of the area's most desirable locations along the South Down coast.

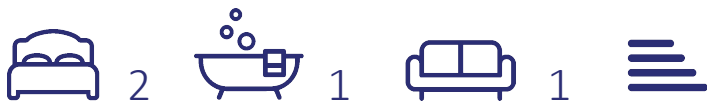
The property features an entrance hall leading into a well-laid-out living space. Accommodation includes two generously sized bedrooms, a contemporary bathroom, a spacious living room, a modern kitchen, and a separate utility area. Residents also benefit from available parking.

Warrenpoint is just a 15-minute drive from Newry, providing excellent access to shopping and transport links. For commuters, Belfast is approximately one hour away by car, with Dublin reachable in around 90 minutes.

To arrange a viewing, please contact our Warrenpoint office on 028 4177 3777.

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- Ground Floor Apartment
- Gas Heating
- Walking distance to Warrenpoint seafront
- Sought after location

## ADDITIONAL INFORMATION

### Accommodation in brief

#### Entrance Hall

8'9" x 16'8" (2.69m x 5.09m)

#### Living Room

12'5" x 13'3" (3.79m x 4.06m )

#### Kitchen

9'2" x 14'8" (2.81m x 4.49m )

#### Bathroom

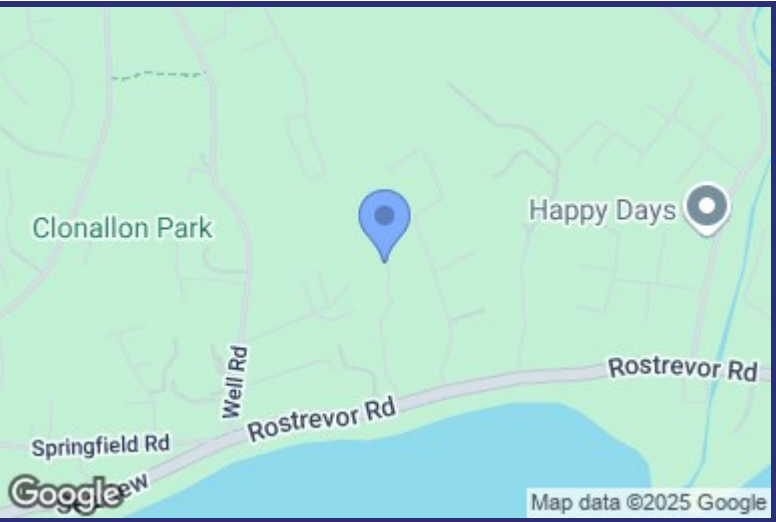
8'9" x 7'9" (2.69m x 2.38m )

#### Bedroom 1

12'5" x 11'2" (3.79m x 3.42m )

#### Bedroom 2

12'11" x 9'9" (3.95m x 2.98m )



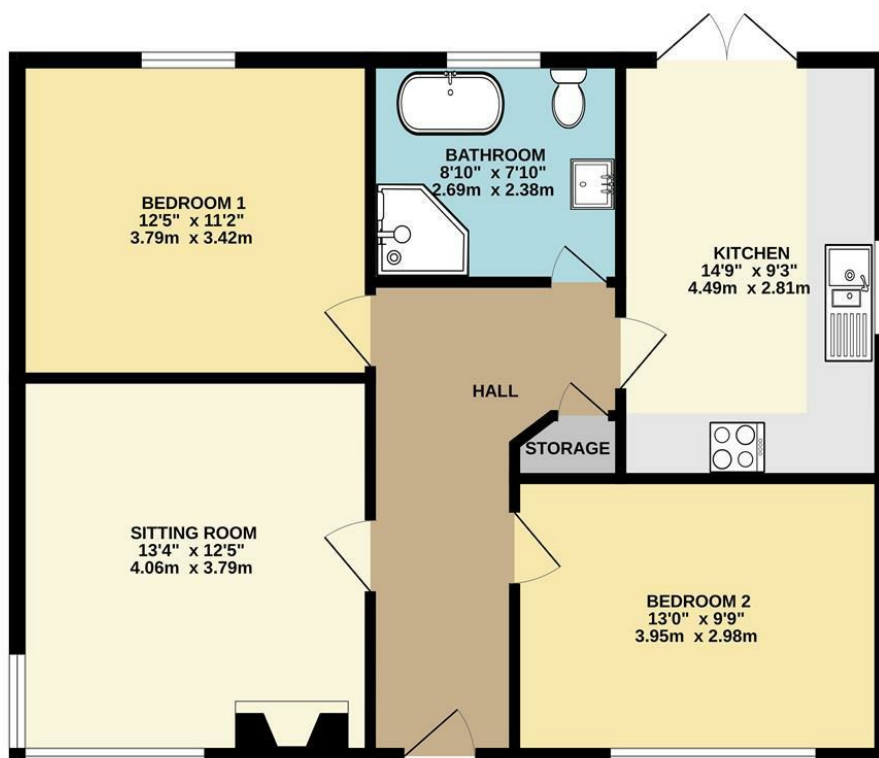
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC





## Floor Plan

GROUND FLOOR  
741 sq.ft. (68.8 sq.m.) approx.



TOTAL FLOOR AREA: 741 sq.ft. (68.8 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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