



## Description

A spacious ground floor 2 bedroom apartment, situated in Warrenpoint.  
Close to schools and local amenities, this property is well presented for sale.  
Ideal for a first time buyer or an investment opportunity.  
Viewing by appointment only.

## At a glance

Apartments  
2 bedrooms  
1 receptions  
1 bathrooms  
OFCH heating  
EPC Rating: 71



## Specification

### Reception Room

11.55 x 13.72

rear facing spacious living room with carpet flooring and tiled fireplace with electric fire

### Kitchen

7.81 x 11.29

Galley style kitchen with a range of high and low level white units

### Bathroom

9.85 x 5.20

Spacious bathroom with shower enclosure & electric shower, white wc & basin. Lino flooring

### Bedroom 1

12.21 x 11.52

Rear facing double bedroom with carpet flooring and double fitted robes

### Bedroom 2

5.49 x 10.63

Single bedroom with carpet flooring

### Directions

At the warrenpoint town roundabout, take the first exit on the left, turn left onto Bridle Lonan and Rath Cuain is the first turn on the left.

DISCLAIMER: These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken in compiling the information, we can offer no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding descriptions and measurements.