



EOIN LAWLESS

Chartered Surveyor & Estate Agent



2 ST. LEONARDS | WARRENPOINT

GUIDE PRICE - £250,000

Substantial Four Bedroom Duplex Apartment with private access as additional on Ground Floor. Situated in a magnificent period building with superb aspect over Carlingford Lough, Mourne and Cooley Mountains, the Apartment is finished to a high standard. It is unusual and exciting in layout and has retained many of the original features of the building. It is beautifully presented with substantial accommodation over three floors comprising Entrance Porch, Hallway, Reception Room, Kitchen/ Dining Room, Four Bedrooms (one ensuite) and Bathroom. **This is a Must View Apartment.**

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PROPERTY DETAILS:

ACCOMMODATION:

Entrance Porch, Hallway, Reception Room, Kitchen/Dining Room, Four Bedrooms (one ensuite) and Bathroom.

GROUND FLOOR:

Entrance Porch:

11'3" x 8'6" (3.43m x 2.59m)

Solid wood front door. Large window. Partly solid wood and partly tiled floor. Door with glazed panel leading to staircase.

Lower Hallway:

8'6" x 7'4" (2.59m x 2.23m)

Solid wood floor. Beautiful carved features on staircase. Double radiator.

FIRST FLOOR:

Hallway:

24'6" x 5'2" (7.48m x 1.57)

8'9" x 5'7" (2.66m x 1.71m)

Bright hallway with large feature window. Solid wood floor. Two single radiators.

Reception Room:

17'3" x 13'7" (5.26m x 4.15m)

Double aspect room. Large bay window with superb views over Carlingford Lough, Mourne Mountains and Cooley Mountains. Multi-fuel stove with double doors and tiled hearth. Feature chandelier. Solid wood floors throughout. Single radiator.

Kitchen/Dining Room:

15' x 12'9" (4.57m x 3.88m)

Large bay window again with views of the Lough. Range of high and low level units. Space for fridge/freezer. Feature brickwork with space for cooker. Partly tiled walls. Double radiator.





SECOND FLOOR:

Bedroom One:

15'8" x 13'2" (4.78m x 4.02m)

Large window. Two single radiators. Access to walk-in-airing cupboard and ensuite.

Walk in Airing Cupboard:

5'4" x 4'9" (1.63m x 1.46m)

Ensuite/Bathroom:

9'7" x 9'3" (2.91m x 2.83m)

White suite comprising wash hand basin and toilet. Free standing bath. Double radiator.

Bedroom Two:

14'2" x 10'2" (4.33m x 3.11m)

Again with solid wood floor. Single radiator.

Landing:

14'10" x 14'4" (4.53m x 4.38m)

Spacious bright landing with velux window. Balcony over looking reception room. Storage space off. Double radiator.

Bedroom Three:

16'2" x 10'8" (4.93m x 3.24m)

Velux window. Double radiator.

Bedroom Four:

21' x 11'9" (6.41m x 3.59m)

Spacious room to front of apartment. Large velux window with outstanding views over Carlingford Lough and Cooley Mountains. Storage space off. Double radiator.

Bathroom:

12'1" x 5'7" (3.68m x 1.7m)

White suite comprising wash hand basin and toilet. Storage cupboard under wash hand basin. Bathroom cabinet to wall. Built-in shower enclosure with curtain rail. Fully tiled shower enclosure. Gainsborough 8.5se electric shower. Velux window. Solid wood floor.

FEATURES:

Apartment Located in Period Building.

Superb and Extensive Views Through Bay and Velux Windows.

Stylish Mezzanine Balcony Overlooking Reception Room.

Ensuite off Master Bedroom.

Original Features Throughout.

Spacious Accommodation.

Gas Fired Central Heating.

Bespoke Off Street Parking.

Active Management Company Looking After the the Building.



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