



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Let's point you in the right..... **DIRECTION**

- 4 x Bedrooms (1 x En-suite), 2 x Receptions & Detached Garage
- Prestigious development located just off the Tollymore Road
- Manicured lawns with views of the nearby Mourne Mountains

Offers in the region of £324,950



ACCOMMODATION

(All measurements are approximate)

HALLWAY:

13'8" x 11'2" (4.18 x 3.41m at widest)

Composite door with glazed side panels leading into hallway with solid wooden flooring, oak staircase leading to mezzanine landing, spacious under-stair storage, recessed spot lighting, decorative coving to ceiling

CLOAKROOM:

6'3" x 3'2" (1.92 x 0.97m at widest)

Pedestal W.H.B, W.C, tiled floor, walls ½ tiled with decorative border

LIVING / DINING:

25'11" x 12' (7.91 x 3.68m into bay)

Spacious open plan living space with dual aspect windows, marble surround fireplace with matching over mantle mirror, solid wooden flooring, door leading to family room, recessed spot lighting, decorative coving to ceiling

FAMILY ROOM:

11'2" x 9'3" (3.42 x 2.83m at widest)

Solid wooden flooring, double glazed doors leading to rear enclosed garden

KITCHEN / DINING:

15'9" x 10'6" (4.82 x 3.21m at widest)

High & low level oak units with laminate worktop, stainless steel sink, double eye-level oven, electric hob with extractor over, dishwasher, housing for American Fridge/ Freezer, recessed spot lighting, tiled floor & splashback, dual aspect windows

UTILITY:

7'5" x 6'3" (2.28 x 1.92m at widest)

Units and worktop to match kitchen, stainless steel sink, tiled floor & splashback, plumbed for washing machine, composite door leading to driveway, extractor



MEZZANINE LANDING:

Landing leading to 4 x Bedrooms (1 x En-Suite) & Bathroom, access hatch to roof space with pull-down ladder

BEDROOM 1:

17'9" x 11'10" (5.43 x 3.62m at widest)
Oak flooring, built in robes & matching drawer set, walk-in wardrobe, views towards the nearby Mourne Mountains



EN-SUITE:

7'5" x 5'1" (2.27 x 1.57m at widest)
Corner shower cubicle with mixer shower, pedestal W.H.B, W.C, fully tiled floor & walls with decorative border, recessed spot lighting, velux window, extractor



BEDROOM 2:

10'6" x 10'2" (3.22 x 2.12m at widest)
Oak flooring, velux window



BEDROOM 3:

12'10" x 10'6" (3.93 x 3.22m at widest)
Oak flooring, velux window



BEDROOM 4:

11'3" x 11'2" (3.45 x 3.42m at widest)
Oak flooring

BATHROOM:

11'2" x 5'11" (3.42 x 1.81m at widest)
Corner shower cubicle with mixer shower, panel bath, pedestal W.H.B, W.C, fully tiled floor & walls with decorative border, recessed spot lighting, extractor



14 Tollymore Brae

Newcastle, BT33 0GT

EXTERNAL:

Detached garage with light & power, housing for oil-fired boiler, roller door

Manicured lawns with decorative planting & paving to front & rear, tarmac driveway, oil storage tank, hedge / fence surround



Rates payable for the year 2023/24 = £1,525.10

www.propertydirections.com

Newcastle

E&C Jennings

12 Main Street

BT33 0AD

0345 222 11 00

Castlewellan

T&P Cowan

31a Main Street

BT31 9DQ

0345 222 11 00

