



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

- 2 x Bedroom First Floor Apartment
- Enclosed rear garden, O.F.C.H, uPVC Double glazed windows & door
- Convenient to all local schools and amenities

Offers in the region of £109,950



ACCOMMODATION

(All measurements are approximate)

ENTRANCE PORCH:

Recently installed glazed uPVC door leading into Entrance porch, neutral carpet to staircase leading to first floor landing with hot-press, access hatch to roof space, socket, telephone point



LIVING ROOM:

13'1" x 11'6" (3.99 x 3.52m at widest)

Neutral carpet, granite surround fireplace, storage closet, radiator, 3 x sockets, T.V point



KITCHEN:

11'9" x 10'1" (3.60 x 3.08m at widest)

A range of high & low level units with laminate worktop, stainless steel sink, plumbed for washing machine, dual aspect windows, tiled floor & splashback, radiator, extractor fan, 3 x sockets



BEDROOM 1:

11'8" x 9'10" (3.56 x 3.0m at widest)

Neutral carpet, storage closet, radiator, 2 x sockets



BEDROOM 2:

10'2" x 7'2" (3.10 x 2.19m at widest)

Neutral carpet, radiator, 2 x sockets



BATHROOM:

6'9" x 6'6" (2.08 x 2.0m at widest)

Tongue & groove panelled bath with electric shower over & waterproof panelling to walls, W.C, W.H.B, tiled floor, radiator, extractor fan



17 Burrenwood Park

Castlewellan, BT31 9JA

EXTERNAL:

This 2 x Bedroom first floor apartment is located just off the Burrenwood Road. The property benefits from an enclosed rear garden and communal parking to the front.

Rates payable for the year 2023/24 = £583.08

Annual Service Charge = £320 (Maintenance, ground rent, insurance, management fees and admin fees)

If you are considering the sale of your own property, we would be pleased to provide you with a valuation. We are in a position to introduce you to a Financial Adviser in respect of arranging a mortgage, please ask for details

All measurements are approximate and are for general guidance only. Any fixtures, fittings, services heating systems, appliances or installations referred to in these particulars have not been tested and therefore no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included in the property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither do Property Directions nor does any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

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