



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	73	74
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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

- Spacious 3 x Bedroom Semi-Detached House
- Enclosed garden and patio area to rear
- The property is presented to a high standard throughout
- Conveniently located to all local amenities and schools

Offers in the region £194,950



ACCOMMODATION

(All measurements are approximate)

PORCH

6'4" x 4'9" (1.95m x 1.46m at widest)

Wooden door with glazed side panels leading into tiled porch, radiator, telephone point

HALLWAY:

12'0" x 6'4" (3.65m x 1.95m at widest)

Glazed door leading from porch to fully tiled hallway, staircase with neutral carpet, under stair storage, radiator

LIVING ROOM:

19'4" x 10'4" (5.91m x 3.16m at widest)

Wooden laminated flooring, stone surround fireplace with contrasting marble hearth, dual aspect with French doors leading to rear patio area & garden, radiator, 5 x sockets, TV point, telephone point

KITCHEN / DINING:

19'4" x 9'2" (5.91m x 2.8m at widest)

High & low level units with insert for American fridge freezer, laminated worktop & under unit LED lighting, integrated electric hob & oven with contrasting extractor hood over, dishwasher, subway tiled splashback, tiled flooring, radiator, 3 x sockets, TV point.

UTILITY:

11'10" x 6'2" (3.62m x 1.88m at widest)

High & low level units to match kitchen, tiled floor & subway tiled splashback, plumbed for washing machine & tumble dryer, extractor fan, uPVC glazed door leading to rear garden, radiator, socket

CLOAKROOM:

5'10" x 3'0" (1.79m x 0.9m at widest)

Tiled floor, W.C, float-effect W.H.B, mosaic tiled splashback, radiator, extractor fan.



LANDING

Neutral carpet, hot press & storage closet, access hatch to attic space, radiator, socket

BEDROOM 1:

12'1" x 11'3" (3.68m x 3.44m at widest)
Neutral carpet, double built-in robes, radiator, 3 x sockets, TV point



BEDROOM 2:

10'9" x 10'3" (3.29m x 3.13m at widest)
Neutral carpet, double built-in robes, radiator, 2 x sockets, TV point



BEDROOM 3:

9'1" x 7'1" (2.77m x 2.16m at widest)
Neutral carpet, radiator, 2 x sockets



BATHROOM:

9'1" x 6'9" (2.77m x 2.06m at widest)
Sealed shower unit cubicle with mixer shower, corner panel bath, float-effect W.H.B, W.C, wood-effect tiled flooring, walls part-tiled, chrome heated towel rail, extractor fan



36 Church View

Castlewellan, BT31 9FY

EXTERNAL:

Lawn to front with decorative shrubbery, enclosed garden & patio area to rear with fence surround, oil-storage tank, housing for boiler, tarmac driveway.



Rates payable for rating year 2023/24 approximately = £947.51



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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