



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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

- 3 x Bedroom Detached House
- Convenient to Castlewellan Town Centre
- Oil-Fired Central Heating, Double-Glazed windows

Offers over £164,950



ACCOMMODATION

(All measurements are approximate)

ENTRANCE HALLWAY:

15'9" x 6'11" (4.82 x 2.11m at widest)
L-shaped hallway with wooden flooring, pine-balustrade staircase leading to 2 x Bedrooms & Bathroom, radiator, double socket, telephone point

LIVING ROOM:

16'2" x 13'8" (4.95 x 4.18m at widest)
Wooden flooring, cast-iron surround fireplace, double radiator, 5 x sockets, T.V point

CLOAKROOM:

5'10" x 2'11" (1.78 x 0.89m at widest)
White suite comprising of W.C, W.H.B, radiator, vinyl flooring

KITCHEN / DINING:

16'6" x 11'9" (5.05 x 3.59m at widest)
High & low-level pine units, with laminated work-top, stainless steel sink, integrated electric oven & hob with extractor over, wooden flooring, tiled splashback, radiator, 3 x sockets, hardwood door leading onto driveway

BEDROOM 1:

11'5" x 10'4" (3.49 x 3.15m at widest)
Glazed patio doors leading to rear garden, wooden flooring, radiator, 2 x sockets, T.V point



LANDING:

First floor landing with hot-press, access to roofspace

BEDROOM 2:

16'1" x 11'9" (4.91 x 3.59m at widest)

Carpet, radiator, under-eaves storage, 2 x sockets, T.V point



BEDROOM 3:

13'10" x 9'8" (4.24 x 2.97m at widest)

Carpet, radiator, built-in storage, 2 x sockets, T.V point



BATHROOM:

7'5" x 7' (2.27 x 2.14m at widest)

White suite comprising of panel bath, W.C, pedestal W.H.B, shower cubicle with electric shower, vinyl flooring, tongue & groove panelling to ½ walls, extractor fan, radiator, velux window



34 Dundrinne Gardens Castlewellan, BT31 9UY

EXTERNAL:

Tarmac driveway, lawn to front and enclosed garden to rear, oil-storage tank and housing for boiler located at the rear of the property



Rates for the year 2023/24: £1,155.38

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.

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

