



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</b>	<b>69</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

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

- Detached four-bedroom home with ensuite principal bedroom
- Spacious living areas, sunroom, utility room, garage and attic storage
- Tranquil rear garden overlooking the river with Mourne Mountain views

**Offers Over £405,000**



## Entrance Hall

6'0" x 16'1" (1.83m x 4.90m)

Sheltered front porch with solid wood entrance door. Finished with solid wood flooring and neutral décor. Includes radiator with decorative cover, heating thermostat, room sensor control panel, and one electrical socket.

## Living Room

11'8" x 18'0" (3.58m x 5.51m)

Bright and well-proportioned reception room centred around a feature electric fire with cream marble hearth and mahogany surround. Finished with cream carpet and neutral décor. Includes radiator, four double electrical sockets and TV aerial point.

## Dining Room

11'9" x 11'9" (3.58m x 3.58m)

Well-proportioned dining room with access from both the living room and kitchen, creating an excellent flow for everyday living and entertaining. Finished with cream carpet and neutral décor. Includes radiator and two double electrical sockets.

## Kitchen

21'7" x 14'2" (6.60m x 4.32m)

Fitted kitchen with mahogany shaker style units, complemented by charcoal worktops and multi-coloured tiled splashback. Range of integrated appliances including fridge freezer, microwave, grill, oven with Neff hob and extractor fan. Stainless steel sink unit with drainer and mixer tap. Finished with cream tiled flooring. Includes radiator, heating controls and five double electrical sockets.

## Utility

11'3" x 6'9" (3.43m x 2.06m)

Located just off the kitchen, fitted with units matching the kitchen and incorporating an additional stainless steel sink with drainer and mixer tap. Plumbed for washing machine with space for tumble dryer and additional fridge. Finished with cream tiled flooring. Solid wooden door providing access to the driveway.

## Sunroom

9'8" x 14'0" (2.97m x 4.27m)

Bright sunroom overlooking the manicured rear garden with attractive views towards the Mourne Mountains. Finished with tiled flooring and featuring a decorative triangular window. Includes radiator, Venetian blinds, three double electrical sockets and TV aerial point.

## WC

2'11" x 7'6" (0.91m x 2.31m)

Cloakroom comprising of a pedestal wash hand basin and WC with tiled splashback. Finished with solid wood flooring. Includes two grab rails.

## First Floor Landing

Carpeted landing with mahogany stair rails and skirting. Provides access to a spacious hot-press and floored roof space with lighting via drop-down ladder. Includes radiator with decorative cover and one electrical socket.

## Bedroom 1

11'8" x 15'10" (3.58m x 4.85m)

Spacious master bedroom with dormer window and built-in wardrobes with mirrored sliding doors. Direct access to ensuite. Finished with carpet flooring. Includes radiator and two double electrical sockets.

## Ensuite

5'7" x 7'9" (1.70m x 2.36m)

White suite comprising pedestal wash hand basin and WC. Corner shower cubicle with electric shower. Over-sink mirror with light and additional shaving mirror. Velux window with blind providing natural light. Finished with cream tiled walls and contrasting red tiled flooring. Includes radiator.

## Bedroom 2

11'8" x 10'9" (3.58m x 3.30m)

Well-proportioned bedroom with dormer window overlooking the rear garden. Finished with carpet flooring and neutral décor. Includes radiator, three double electrical sockets and telephone point.

## Bedroom 3

10'11" x 11'8" (3.35m x 3.58m)

Well-proportioned bedroom with dormer window and built-in mahogany wardrobes with mirrored doors. Finished with carpet flooring and pale green walls. Includes radiator and three double electrical sockets.

## Bedroom 4 / Office

10'11" x 9'6" (3.33m x 2.90m)

Smaller room finished with carpet flooring. Includes radiator and two double electrical sockets.

## Family Bathroom

10'0" x 5'6" (3.05m x 1.70m)

White suite comprising wash hand basin set on a white unit with black quartz top and matching splashback, a pedestal WC and bath with bi-fold shower screen and electric shower. Over-sink mirror with light and additional shaving mirror. Velux window with blind providing natural light. Finished with white tiled walls and contrasting black and white tiled flooring. Includes radiator with decorative cover.

## Garage

11'3" x 11'9" (3.450 x 3.603)

Integral garage with access to the utility room. Fitted with manual up-and-over door, lighting and radiator.

## External

Paved driveway to front with manicured lawn and mature shrubs. To the rear, an enclosed and spacious garden is thoughtfully laid out with patio areas and decking overlooking the Tullybrannigan River, creating a particularly tranquil setting with the relaxing sound of the water flowing by. The property further benefits from attractive views towards the Mourne Mountains.

## Disclaimer

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.



If you are considering the sale of your own property, we would be pleased to provide you with a valuation. | We are able 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 in 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.

**propertydirections.com**

**Newcastle**

E&C Jennings  
12 Main Street  
BT33 0AD  
02843727222

**Castlewellan**

T&P Cowan  
31a Main Street  
BT31 9DQ  
0345 222 11 00

naea f i y pd  
**propertymark**

**The Property  
Ombudsman**

**tsi**  
**APPROVED CODE**  
TRADINGSTANDARDS.GOV.UK