




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>		
(39-54)	<b>E</b>	<b>55</b>	<b>68</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**

- 3 x Bedroom detached house on a spacious plot with a detached garage
- Located on the edge of Tipperary Wood with views of the Mourne Mountains and surrounding countryside
- Fully refurbished throughout including joinery, plumbing, electrics and a new oil fired boiler

**Offers Over £290,000**



This superbly presented home has been fully refurbished to an exceptional standard, offering a true turnkey finish throughout. The property has undergone a comprehensive upgrade including new joinery (doors, skirting and architraves), updated plumbing and electrics, along with a recently installed oil-fired boiler. A stylish new kitchen and contemporary bathroom further enhance the modern feel, while the home itself sits on an exceptionally generous site on the edge of Tipperary Wood, combining quality, space and a peaceful yet convenient setting close to Newcastle.

#### **ENTRANCE HALL:**

10'5" x 6'7" (3.19m x 2.03m)

Glass panel uPVC front door leading to a bright entrance hall with porcelain tiled floor, access to storage cupboard, kitchen, living area and staircase. Double plug socket and phone/internet point.

#### **KITCHEN:**

18'7" x 9'7" (5.67m x 2.94m)

A beautifully presented, newly fitted kitchen featuring a range of high and low level units in a contemporary sage green finish. The kitchen is well equipped with integrated appliances including an eye-level oven and grill, electric hob, washing machine and tumble dryer, along with a sleek extractor fan and glass hood. Quartz worktops with a matching upstand are complemented by a white tiled splashback. Additional features include a pull-out bin drawer, an innovative pull-out pantry with integrated shelving and additional counter top space. Finished with newly installed spotlights and a stylish porcelain tiled floor, the kitchen opens seamlessly into the dining area, creating an ideal space for modern living. A storage cupboard within the kitchen provides practical storage and may give provision for a downstairs WC. Three double sockets.

#### **DINING ROOM:**

10'5" x 9'9" (3.18m x 2.99m)

Open plan to the kitchen, the dining area offers a bright and inviting space, with French doors providing direct access to the rear garden. Glazed wooden doors lead through to the living room, enhancing the flow between reception areas while allowing natural light to pass throughout. The porcelain tiled floor continues from the kitchen, complemented by a contemporary vertical radiator and two double sockets

#### **LIVING ROOM:**

14'5" x 11'4" (4.41m x 3.47m)

A bright and welcoming living room featuring hardwood flooring and a charming inset wood burning stove with a mosaic tiled surround and solid wood floating mantel. A bay window floods the space with natural light, while a contemporary vertical radiator adds a modern touch. The room connects seamlessly with the entrance hall, enhancing the overall flow of the home. Vertical radiator, two double sockets, TV and internet point.

#### **LANDING AND STAIRS:**

Staircase with wooden banister and neutral carpet leading to a landing area providing access to three bedrooms and the main bathroom

#### **BEDROOM 1 (PRIMARY):**

12'0" x 10'11" (3.66m x 3.33m)

L-shaped double bedroom with built in wardrobes, laminated wood flooring, accessed via a newly fitted wooden door, two sockets, radiator

#### **BEDROOM 2:**

11'5" x 8'11" (3.49m x 2.73m)

Double bedroom with countryside views, laminated wood flooring, radiator, two double sockets

#### **BEDROOM 3:**

10'2" x 8'11" (3.11m x 2.73m)

Double bedroom with countryside views, laminated wood flooring, radiator, two double sockets

#### **BATHROOM:**

10'11" x 5'9" (3.33m x 1.76m)

A newly fitted bathroom suite featuring half wall tiling. Comprising a panel bath, separate shower enclosure with bi-folding screen and electric shower, along with a wall hung vanity unit with ceramic wash hand basin. Additional storage is provided by a wall mounted cabinet, also included is an extractor fan and a heated towel rail.

#### **GARAGE:**

A substantial detached garage offering excellent versatility, ideal for a range of uses including secure parking, workshop space or storage. Constructed with a modern steel frame and externally clad, the unit benefits from a wide roller door providing easy vehicular access, along with a pedestrian door to the side. Internally, the space is bright and well-finished, featuring a solid concrete floor with a designated work/storage area, overhead lighting and roof light panels allowing for excellent natural light. There is also provision for a WC, with plumbing already in place and connected to the mains sewer, offering further potential for future adaptation. The garage is set on a generous concrete apron, providing ample turning space and additional parking if required.

#### **EXTERNAL:**

The property occupies an exceptionally generous site with a particularly attractive setting, enjoying views over the surrounding countryside and positioned on the edge of Tipperary Wood, offering convenient access to Newcastle. A tarmac driveway runs to the side, with a concrete driveway leading to the detached garage. The front garden is laid in lawn, while the enclosed rear garden is accessed via vehicular and pedestrian gates, the rear garden is finished in a mix of lawn and stone for ease of maintenance. The property also benefits from a recently replaced oil-fired boiler.

#### **DISCLAIMER**

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.



GROSS INTERNAL AREA  
FLOOR 1: 45.3 m<sup>2</sup> FLOOR 2: 41.3 m<sup>2</sup>  
TOTAL: 86.6 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.

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