

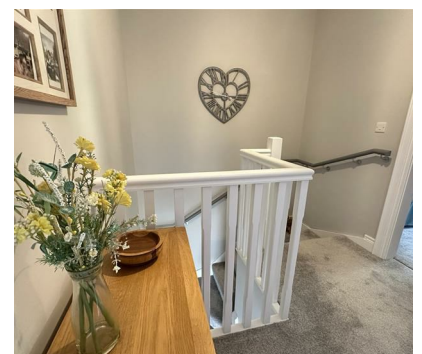


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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

- Modern three-bedroom home with spacious open-plan living and gas heating
- Principal bedroom with ensuite and walk-in wardrobe.
- Driveway parking and enclosed south-facing rear garden.

Offers Around £260,000



Entrance hall

5'6" x 21'9" (1.70m x 6.65m)

A bright, spacious and welcoming entrance hall, finished with neutral walls and a smart grey tiled floor. The navy front door creates an attractive focal point, complemented by 1 x radiator and 1 x double electrical socket.

Living Room

13'1" x 16'11" (3.99m x 5.16m)

Bright and cosy living area finished with grey carpet and a feature bay window, allowing plenty of natural light into the room. The space includes an electric wall-mounted fire, 1 x radiator, 4 x double electrical sockets, aerial points, phone jacks and Wi-Fi points.

Kitchen / Diner / Living Area

17'3" x 20'8" (5.28m x 6.32m)

A spacious L-shaped kitchen, dining and living area, offering an excellent open-plan space for everyday family living and entertaining. The kitchen is fitted with navy high and low cupboards, complemented by a marble-effect worktop and a contrasting island with grey cupboards and seating space.

Integrated appliances and fittings include a mixer tap, sink and drainer, dishwasher, electric oven, hob, extractor fan and fridge freezer. The gas boiler is neatly housed within the larder cupboard.

The area is finished with grey tiled flooring throughout and benefits from access to under-stairs storage, a mini utility area, 7 x double electrical sockets, 2 x radiators, the electric fuse box and patio doors leading directly to the rear garden.

WC

5'6" x 3'8" (1.70m x 1.12m)

Ground floor WC finished with a grey tiled floor and a neat tiled backsplash. The room includes a pedestal WC and a compact wash hand basin unit, creating a practical and well-presented cloakroom space.

Landing

Grey carpeted stairs with a grey handrail and white banister lead to the first-floor landing, creating a bright and neatly presented transition between floors. The landing also provides access to the roof space.

Master Bedroom

13'6" x 11'3" (4.14m x 3.45m)

A well-presented bedroom overlooking the front of the property, finished with grey carpet and neutral décor. The room includes 1 x radiator, 3 x double electrical sockets, access to an ensuite and a walk-in wardrobe.

Ensuite

5'10" x 5'6" (1.78m x 1.70m)

Ensuite shower room fitted with a corner shower enclosure, white wall panels and a mixer shower. The room also includes a pedestal WC, floating sink unit with mixer tap, tiled backsplash, shaving mirror and a towel radiator, creating a clean and practical modern finish.

Wardrobe

5'4" x 5'5" (1.642 x 1.672)

Walk in wardrobe with built in storage and hanging space.

Bedroom 2

11'10" x 9'3" (3.61m x 2.82m)

Spacious bedroom overlooking the rear of the property, finished with grey carpet and offering a bright, comfortable space. The room includes 3 x double electrical sockets, aerial points, a phone jack and 1 x radiator.

Bedroom 3

11'10" x 7'8" (3.61m x 2.36m)

Third bedroom finished with carpet and neutral décor, creating a clean and versatile space. The room includes 1 x radiator, 2 x double electrical sockets, an aerial point and a phone jack.

Family Bathroom

5'8" x 8'11" (1.73m x 2.74m)

Family bathroom fitted with a pedestal WC, floating sink unit, bath and separate corner shower with white panelling and mixer shower. The room is finished with a grey tiled floor and includes a towel radiator, creating a clean, practical and well-appointed bathroom space.

External

Pillared entrance leading into the development, with an attractive communal grass area creating a pleasant approach. The property benefits from a tarmacked front driveway with parking space for two cars, together with an enclosed south-facing rear garden featuring a patio area, ideal for enjoying the evening sunshine.

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.



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