




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	74
(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**

- Well proportioned first floor two-bedroom apartment in a popular development
- Spacious open plan kitchen living area with bay window
- Well presented apartment building in a good location with easy access to Newcastle Town

Offers Around £159,950

This two-bedroom apartment is ideally situated within a popular and conveniently located development, offering easy access to Newcastle town centre and its wide range of amenities. The property benefits from bright and spacious open plan living accommodation and well-proportioned bedrooms, making it an ideal purchase for first-time buyers, investors, or those seeking a low-maintenance home in a sought-after area.

ENTRANCE HALL:

9'10" x 8'4" (3.02m x 2.55m)

Welcoming entrance hall with laminated wood flooring and convenient storage access on both sides. Complete with a single radiator, telephone point, and double power socket.

LIVING AREA:

14'11" x 14'6" (4.55m x 4.42)

Bright and spacious living room, open plan to the kitchen and dining area. Finished with laminated wood flooring and a feature stone fireplace with hearth and gas fire. Includes four double power sockets, TV point, telephone point, and radiator.

KITCHEN/DINING AREA:

16'0" x 8'8" at widest points (4.89m x 2.65m at widest points)

Light-filled dining area set within a bay window, open plan to the kitchen and living space. Features tiled flooring, radiator, and double power socket.

The kitchen is fitted with a range of high and low-level units and integrated appliances, including microwave, oven, gas hob, and extractor fan. Further benefits include a gas-fired boiler, tiled splashback, laminated worktops, and recess with plumbing for appliances.

BEDROOM 1 (PRIMARY):

11'1" x 8'6" (3.38m x 2.61m)

Spacious double bedroom featuring a walk-in wardrobe. Finished with neutral carpet, radiator, and two double power sockets.

BEDROOM 2:

9'11" x 7'9" (3.03m x 2.38m)

Well-proportioned double bedroom with neutral carpet, radiator, and two double power sockets.

BATHROOM:

7'8" x 5'7" (2.36m x 1.72m)

Bathroom comprising tiled flooring, white vanity unit with wash hand basin, low flush WC, and a shower enclosure with sliding screens. Additional features include an extractor fan and radiator.

EXTERNAL:

The property forms part of a well-presented and popular development, the building has been painted in recent years and is ideally located with easy access to Newcastle town centre and its many amenities. The development offers ample resident and visitor parking, adding to its convenience. The apartment is accessed via a communal entrance with stair access and is subject to a management fee of approximately £59 per month.

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 PLAN 59.9 m²
TOTAL : 59.9 m²
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.

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

