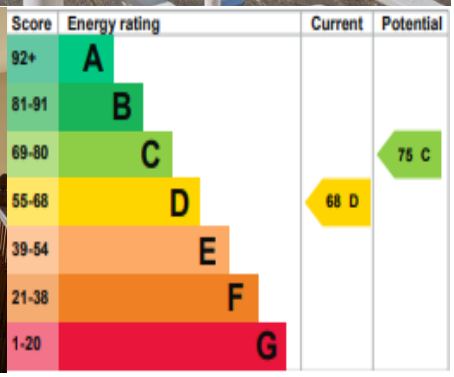
PROPERTY DIRECTIONS

7 Shimnacarra

Newcastle, BT33 0EP



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

- 3 x Bedroom (1 x En-Suite) first floor duplex apartment with spectacular views
- Located just off Newcastle Main Street within walking distance to shops and local amenities
- Gated development with allocated parking

SCAN ME

Asking Price £264,950

ACCOMMODATION

(All measurements are approximate)

ENTRANCE HALL:

Wood-panelled entrance door opening to the entrance hall, with carpeted staircase and wooden bannister leading to the first floor.

FIRST FLOOR HALLWAY:

22'0" x 6'3" at widest points (6.73m x 1.91m)

Carpet floor covering, electric storage heater and access to hot press. Provides access to two bedrooms, main bathroom and living accommodation.

BATHROOM:

8'4" x 5'9" (2.56m x 1.77m)

Tiled floor, panelled bath with electric shower, pedestal wash hand basin and WC. Full-height wall tiling and extractor fan.

LIVING AREA:

18'4" x 14'2" (5.60m x 4.33m)

Impressive and spacious south-facing living area featuring a striking double-height ceiling, with a mezzanine-style gallery and timber balustrade overlooking the room from the floor above.

Large glazed sliding doors provide access to the balcony and allow excellent natural light, while taking full advantage of the uninterrupted river and Mourne Mountain views. Carpet floor covering, electric storage heaters and feature timber fireplace with tiled hearth and surround, currently fitted with an electric fire with provision for a gas fire. Open plan access to kitchen.

KITCHEN:

11'7" x 5'9" (3.55m x 1.76m)

Conveniently positioned off the main living area, with tiled floor and a range of high- and low-level kitchen units complemented by wood-effect laminate worktops and glazed display cabinets. Recess for cooker/oven with concealed extractor fan above, recess and plumbing for washing machine, and 1.5-bowl sink unit.

BEDROOM 2:
12'3" x 9'3" (3.74m x 2.83m)
Bright double bedroom located on the first floor with carpet floor covering, electric heater and power sockets.

BEDROOM 3:
14'0" x 10'11" (4.29m x 3.33m)
Dual-aspect double bedroom located on the first floor enjoying river and Mourne Mountain views. Carpet floor covering, electric storage heater and built-in sliding wardrobes.

STAIRCASE AND LANDING:

Staircase with mahogany bannister leading to the second floor, where there is an additional reception room and a spacious primary bedroom with en-suite shower room.

SECOND RECEPTION ROOM:

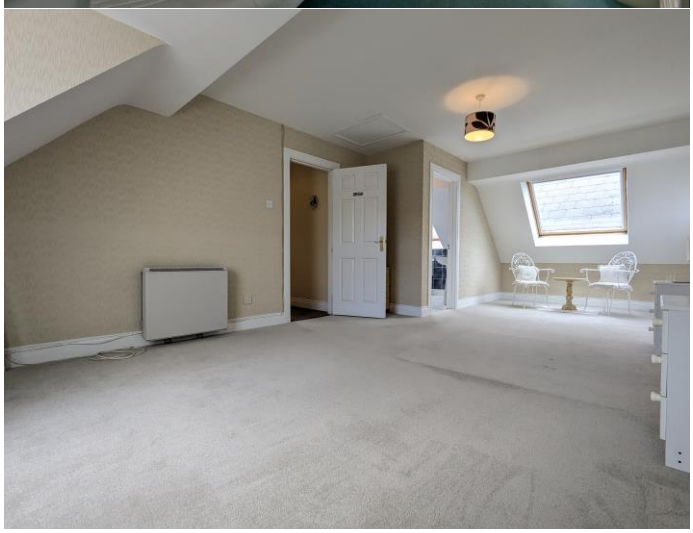
17'5" x 13'0" at widest points (5.32m x 3.97m)

A particularly impressive south-facing reception space enjoying spectacular river and Mourne Mountain views. Designed in a balcony style, the room overlooks the main first-floor living area below, creating an attractive open aspect.

Carpet floor covering, recessed spotlights, electric storage heater, multiple power sockets and access to a useful storage cupboard.

PRIMARY BEDROOM:
25'0" x 12'2" (7.63m x 3.71m)
Generously proportioned primary bedroom with natural light provided by both a window and skylight. The size and layout of the room may offer potential for subdivision to create two bedrooms, subject to any necessary approvals. Carpet floor covering and access to en-suite shower room.

EN-SUITE SHOWER ROOM:
8'10" x 5'8" (2.71m x 1.75m)
Tiled floor, shower enclosure with PVC wall panelling, pivot shower screen and electric shower. WC, pedestal wash hand basin, extractor fan and skylight window.



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EXTERNAL:

The property is situated within a gated development with electrically operated entrance gates and fob access. Allocated secure parking is provided, together with maintained communal garden areas. The property is located on Valentia Place which is just off Newcastle Main Street. An annual service charge of approximately £1260 per annum applies.

Rates payable for the year 2026/27 = £871.

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 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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