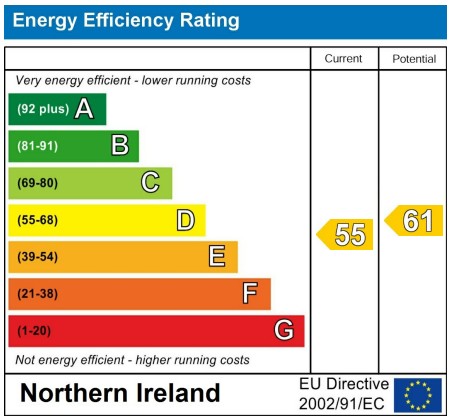
PROPERTY DIRECTIONS

16 Roden Court
Newcastle, BT33 0RE



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

- Versatile three-bedroom townhouse with ground-floor primary bedroom & en-suite
- Superb setting immediately beside the entrance to Tollymore Forest Park
- Excellent potential as a permanent home, rental investment or holiday let

Offers In The Region Of £224,950

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Enjoying an exceptional setting immediately beside the entrance to Tollymore Forest Park, this attractive three-bedroom home offers well-proportioned and versatile accommodation arranged over two floors. The property features a ground-floor primary bedroom with en-suite, two further double bedrooms, a spacious kitchen/dining room and a bright, characterful first-floor living room with Juliet balcony and wood-burning stove. Externally, there is convenient off-street parking together with an enclosed, low-maintenance rear garden. Ideally suited to a range of purchasers, the property would make an excellent permanent home while also offering considerable potential as a rental investment or holiday-let accommodation. Ground rent: £70 per annum. Management fee: £150 per annum.

ENTRANCE HALL:
Panelled entrance door with glazed insert opening to a welcoming hallway with laminate wood flooring. Useful storage cupboard and additional understairs storage. Access to the ground-floor primary bedroom and kitchen/dining room.

PRIMARY BEDROOM:
11'9" x 9'7" (3.60m x 2.94m)
Well-proportioned ground-floor double bedroom with laminate wood flooring and adjoining en-suite shower room.

EN-SUITE:
6'8" x 6'7" (2.05m x 2.01m)
Stylishly finished with tiled flooring and low-maintenance PVC wall panelling. Shower enclosure with thermostatic shower, pedestal wash hand basin, WC, chrome heated towel rail and extractor fan.

KITCHEN/DINING AREA:
16'6" x 10'3" (5.04m x 3.14m)
Spacious kitchen and dining area with tiled flooring and a range of pine high and low-level units complemented by laminate work surfaces. 1.5-bowl stainless-steel sink and drainer, integrated oven and hob, integrated dishwasher, extractor fan, and recesses with plumbing for appliances. Glazed French doors provide direct access to the enclosed rear garden.

LANDING AND STAIRCASE:
Carpeted staircase with pine balustrade leading to the first-floor landing, providing access to two further bedrooms, bathroom and living room.

BEDROOM 2:
10'3" x 8'3" (3.14m x 2.54m)
Carpeted staircase with pine balustrade leading to the first-floor landing, providing access to two further bedrooms, bathroom and living room.

BEDROOM 3:
10'3" x 8'3" (3.14m x 2.54m)
Further L-shaped double bedroom to the rear of the property with neutral carpeting.

BATHROOM:
6'7" x 6'7" (2.03m x 2.01m)
Decorative tiled flooring with low-maintenance PVC wall panelling throughout. Traditional-style pedestal wash hand basin, WC and panelled bath with mixer tap and shower attachment. Chrome heated towel rail.

LIVING ROOM:
15'3" x 11'7" (4.65m x 3.55m)
A bright, cosy and characterful first-floor living room with laminate wood flooring and Juliet balcony. Feature fireplace with inset wood-burning stove provides an attractive focal point to the room.

ROOF SPACE:
18'2" x 11'4" (5.55m x 3.46m)
Accessed via a convenient pull-down ladder, the roof space provides excellent versatile storage and is fully floored throughout. A skylight window provides natural light.

EXTERNAL REAR:
Low-maintenance enclosed rear garden laid predominantly in flagstones, with pedestrian access to the front via a shared alleyway. A greenhouse and garden shed are also included in the sale.

EXTERNAL FRONT:
The property enjoys an attractive setting immediately beside the entrance to Tollymore Forest Park, offering exceptional access to one of the area's most renowned natural attractions. Communal area to the front with convenient off-street parking.

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 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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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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