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## 30 Castlehill Castlewellan BT31 9GD



### *End Terrace Townhouse*

This end townhouse has been finished to an extremely high specification and includes many extras over and above the standard design. There is tarmac parking area to the front and to the rear there is a spacious enclosed garden. Viewing is highly recommended for this exceptional property.



- Sitting Room, Kitchen/Dining Area, Cloakroom
- 3 Bedrooms (1 En Suite), Bathroom
- Oak Finished internal doors
- Deep mould architraves and skirting
- Oil Fired Heating
- Oak Woodgrain PVC double glazed windows
- Gardens to front and rear
- Price: Offers in the Region Of £155,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   C	72   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## THE PROPERTY COMPRISES:

### Ground Floor

- Entrance Hall:** Hardwood double glazed door and side panel. Tiled floor, under stairs storage cupboard.
- Cloakroom:** W.C, vanity unit with WHB, tiled floor.
- Sitting Room:** 9' 11" x 16' 11" (3.02m x 5.15m) (both widest) High level gas fire, high level television point.
- Kitchen/Dining Area:** 16' 3" x 11' 6" (4.95m x 3.50m) (both widest) Range of high and low level units with laminate cupboards and work surface, 1½ bowl stainless steel sink and drainer. Ceramic hob and integrated oven, stainless steel extractor fan, integrated fridge/freezer. Under cabinet lighting, recessed lighting, kickboard floor lighting. Plumbed for integrated dishwasher and washing machine. Wall tiling, tiled floor, high level television point. PVC double glazed door to rear garden.

### First Floor

- Bedroom (1):** 11' 5" (at widest excluding robes) x 11' 2" (3.48m x 3.40m) Built-in mirror sliding wardrobes, television point.
- En Suite Shower Room:** White suite comprising W.C, WHB, quadrant shower cubicle with dual drench and traditional shower fitting. Laminate floor, part wall tiling, heated towel rail, recessed lighting.
- Bedroom (2):** 8' 1" x 11' 5" (2.46m x 3.48m)
- Bedroom (3):** 7' 10" x 10' 5" (2.39m x 3.17m) (both widest)
- Bathroom:** White suite comprising W.C, WHB, panel bath with glass shower panel, thermostat shower. Wall tiling, tiled floor, recessed lighting, heated towel rail.

### Airing Cupboard

- External:** Front - Tarmac parking area, paving and shrubs.  
Rear - Fully enclosed rear garden with painted wooden fencing, (shed excluded from sale). Oil fired boiler in housing, PVC oil tank, water tap. Raised flower beds, patio and lawn. Electric socket to side.

- Viewings:** By appointment with the agents.

