



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	73	74
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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

- Prestigious High Quality 3 x Bedroom Detached House in the Ashleigh Development
- Within walking distance of the Town Centre and all local schools and amenities.

Please note the image of the property shown is for illustrative purposes only

Fixed Price £235,000



DESCRIPTION

This 3 x Bedroom new-build detached house is located in 'The Ashleigh' development located off the Bryansford Road in Newcastle which offers prestigious high-quality homes. The property is within walking distance of the Town Centre and all local schools and amenities.

Outline Specification: House Type - Semi Detached House

- Living Room, Kitchen/Dining Area, 3 bedrooms (master en-suite), Bathroom, Ground Floor WC.
- Flush walnut/beech doors with stainless ironmongery.
- Staircase Glass infill to hardwood, contemporary square edge newels with hardwood handrail.
- 150 mm square edge skirting and 100mm architraves with painted finish.
- Gardens front and rear laid out with beds.
- Close board fencing to boundary.
- NHBC electrical specification.
- uPVC Double Glazed Windows
- Oil fired central heating.
- Price includes NIE connection.
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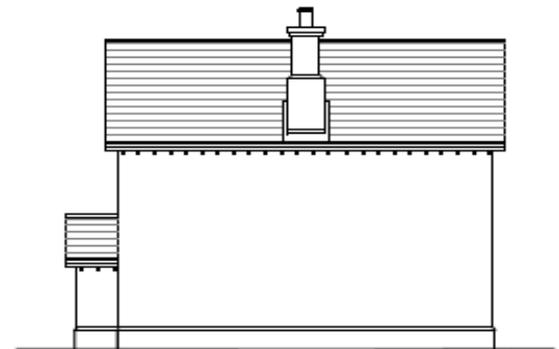
P.C. Allowances:

Kitchen: £5000

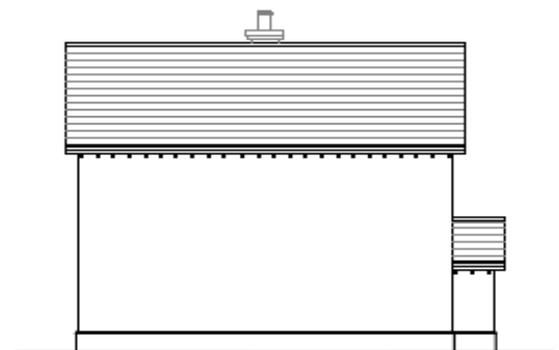
Bathrooms: £2000

Tiling: £500

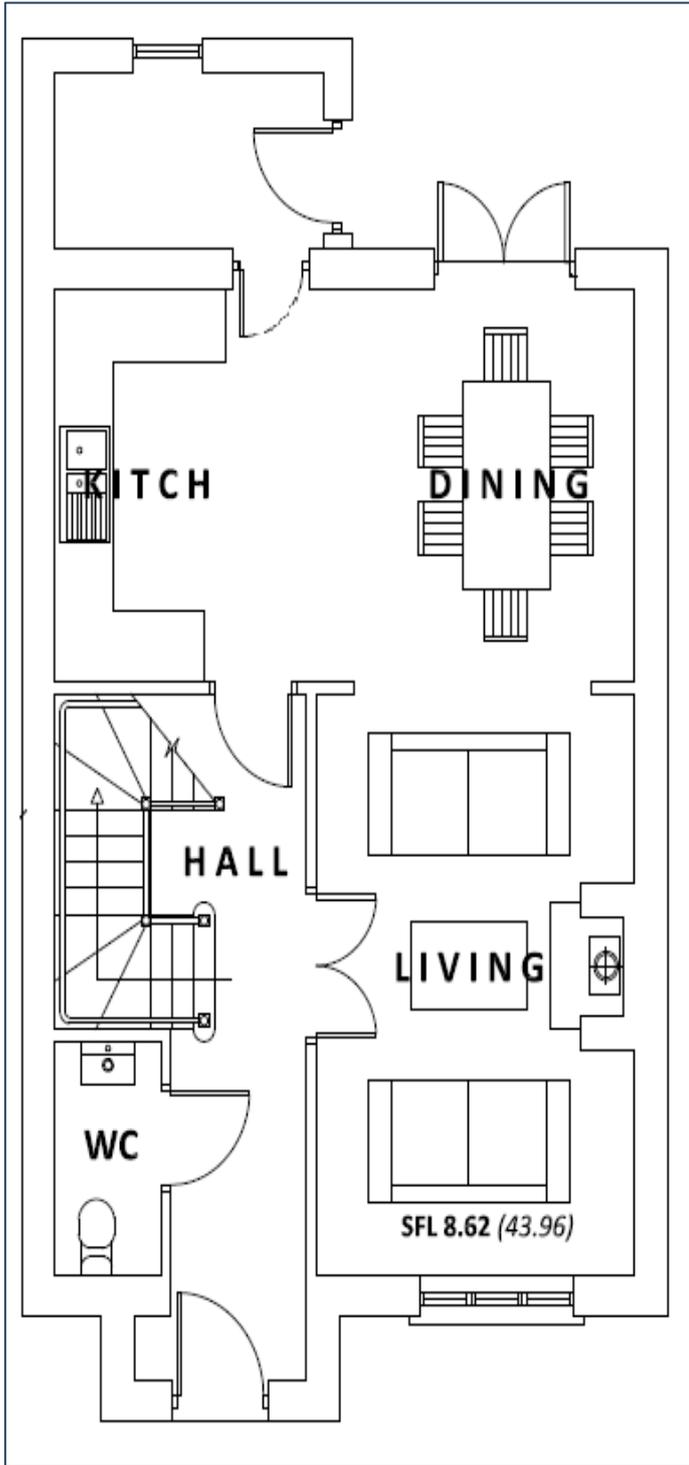
Fireplace: £1000



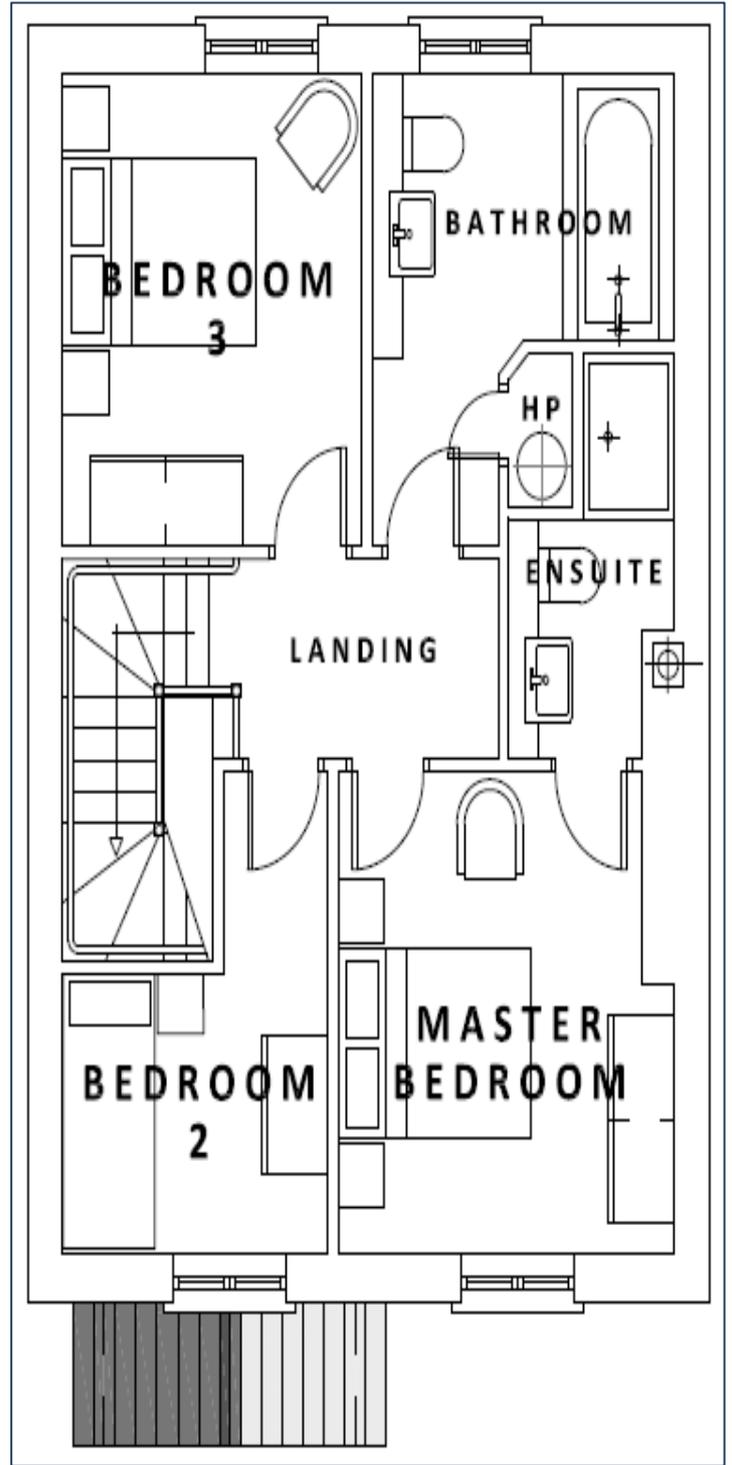
**UNIT 19
PROP SIDE ELEVATION**



**UNIT 19
PROP SIDE ELEVATION**



GROUND FLOOR



FIRST FLOOR

Site 19 Ashleigh

Newcastle, Co. Down, BT33 0FD



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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