



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	58	64
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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

- 4 x Bedroom Terraced House with close proximity to Town Centre
- Recently renovated throughout with uPVC windows & doors
- Views towards Mourne Mountains from rear of property
- Spacious Enclosed Rear Garden

Offers in the region of £124,950



ACCOMMODATION

(All measurements are approximate)

ENTRANCE HALL:

uPVC glazed door with glazed panelling to side, tiled hallway, under-stair storage cupboard, 1 x double socket, telephone point, radiator

LIVING ROOM:

19' 9" x 12' 2" (6.02m x 3.71m into bay) Mahogany surround with marble insert and hearth, wooden laminated wood flooring, 5 x double sockets, T.V & telephone point, 2 x radiators chrome light fitting to ceiling



KITCHEN/DINING AREA:

19' 8" x 10' 8" (5.99m x 3.25m at widest) High & low-level walnut coloured units with white laminate work-top, integrated oven, ceramic hob, stainless steel extractor fan and splash back, stainless steel sink with drainer, integrated dishwasher, plumbed for washing machine, 4 x double sockets, radiator, tiled floor



REAR PORCH:

Tiled floor, double radiator, double socket, uPVC glazed door leading to rear garden & patio area

CLOAKROOM:

White suite comprising of low flush W.C and floating-effect wash hand basin, tiled floor



FIRST FLOOR LANDING:

Staircase with neutral carpet leading to First Floor, Picture window, integrated book-shelf, access to roof-space, radiator

BEDROOM (1):

14' 9" x 8' 11" (4.5m x 2.72m at widest) Views towards Mourne Mountains, neutral carpet, 4 x double sockets, T.V point, radiator, built in wardrobe with hanging rail and shelf



BEDROOM (2):

10' 10" x 9' 9" (3.3m x 2.97m at widest) Views towards Mourne Mountains, neutral carpet, 4 x double sockets, T.V point, radiator



BEDROOM (3):

10' 2" x 8' 4" (3.1m x 2.54m at widest) Neutral carpet, 4 x double sockets, T.V point, radiator

BEDROOM (4):

9' 11" x 7' 0" (3.02m x 2.13m at widest) Neutral carpet, 2 x double sockets, T.V point, radiator

BATHROOM:

White suite comprising of low flush W.C, pedestal wash hand basin, panel bath, corner shower cubicle with Redring electric shower, tiled splashbacks, extractor fan, radiator, tiled floor, recess spot-lights to ceiling



5 Burren Grove

Castlewellan, Co. Down, BT31 9EE

EXTERNAL

Enclosed lawn with fence surround to front of property with flower beds, enclosed back yard with Shed enclosing boiler, paved patio area and large garden area.

PROPERTY RATING: Rates payable for rating year 2019/20 approximately = £613.86



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.

www.propertydirections.com

Newcastle
E&C Jennings
12 Main Street
BT33 0AD
028 437 27222

Castlewellan
T&P Cowan
31a Main Street
BT31 9DQ
0345 222 11 00

