



ULSTER PROPERTY SALES

# UPS

Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

5.5

10

Northern Ireland

EU Directive 2002/91/EC

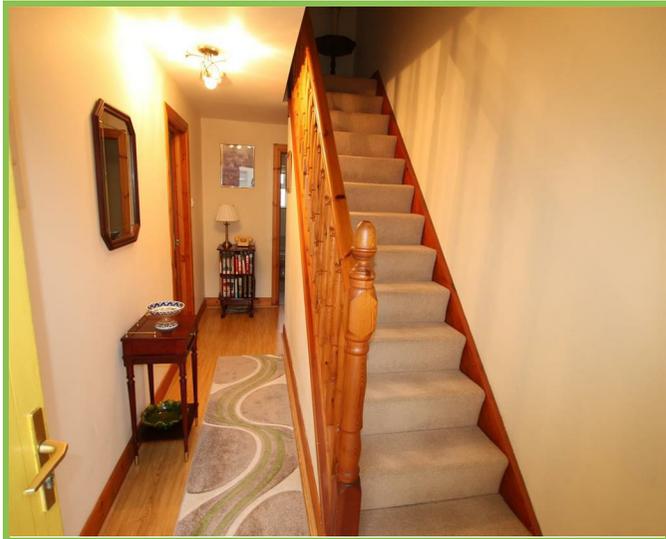
7 Aislinn Court, Newcastle, BT33 0QX

Offers Around £175,000

## 7 Aislinn Court, Newcastle, BT33 0QX

Situated in a sought-after location, this delightful two-bedroom home enjoys picturesque views towards the Mourne Mountains. With convenient access to the beautiful Murlough Nature Reserve and just a short drive from both Newcastle and Dundrum, the property is perfectly placed for those seeking a blend of nature and accessibility.

The ground floor features a spacious open-plan living, kitchen, and dining area, ideal for modern living and entertaining, along with a convenient downstairs W.C. On the first floor you'll find two well proportioned bedrooms and a family bathroom.



### **Entrance Hall**

**16'8" x 6'1"**

Laminated wooden floor. Under stairs storage cupboard.

### **Living Room**

**16'1" x 6'7"**

Feature fireplace with wooden mantle over and gas fire, Laminated wooden flooring, open plan to kitchen area. door to rear:

### **Kitchen/Dining Room**

**8'0" x 13'9"**

High and low level units with stainless steel sink unit. Integrated oven and hob. Laminated wooden flooring.

### **WC**

**7'9" x 3'5"**

White low flush w.c., and pedestal wash hand basin, Tiled at splashback. Tiled floor.

### **Landing**

**4'9" x 9'3"**

### **Storage cupboard**

**2'3" x 2'5"**

### **Bedroom One**

**13'0" x 10'7"**

Window to rear, built in robes.

### **Wardrobe**

**3'8" x 3'3"**

### **Bathroom**

White suite with panelled bath, low flush w.c and pedestal wash hand basin. Tiled floor. Tiled at splashback.

### **Bedroom 2**

**11'1" x 16'10"**

Built in robes.

### **Wardrobe**

**7'0" x 2'5"**

### **Outside**

The property is approached by shared gated entrance with ample parking, paved area with flowerbeds which mature shrubs and communal lawn areas.

Shared storage shed available.

Beautiful unspoilt views of the Mourne Mountains.

Maintenance fees - £700 per annum to cover buildings insurance, maintenance of communal grounds, window cleaning, repainting fund and ground rent.











Please note we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

NETWORK STRENGTH - LOCAL KNOWLEDGE

ULSTER PROPERTY SALES

**UPS**

Unit 7 49-51 Market Street  
Downpatrick  
County Down  
BT30 6LR

**ANDERSONSTOWN**  
028 9060 5200

**BALLYHACKAMORE**  
028 9047 1515

**BALLYMENA**  
028 2565 7700

**BALLYNAHINCH**  
028 9756 1155

**BANGOR**  
028 9127 1185

**CARRICKFERGUS**  
028 9336 5986

**CAUSEWAY COAST**  
0800 644 4432

**CAVEHILL**  
028 9072 9270

**DOWNPATRICK**  
028 4461 4101

**FORESTSIDE**  
028 9064 1264

**GLENGORMLEY**  
028 9083 3295

**MALONE**  
028 9066 1929

**NEWTOWNARDS**  
028 9181 1444

**RENTAL DIVISION**  
028 9047 1515