


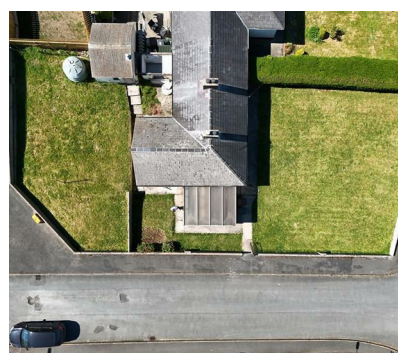


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	49
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC 	

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

- 2 Bedroom Semi-Detached Bungalow on a spacious site
- Internally re-plastered and damp-proof course installed
- Fantastic opportunity for first time buyers or potential for redevelopment
- Situated in the village of Burrenbridge, on the outskirts of Castlewellan

Offers Over £135,000



ENTRANCE HALL:

uPVC glazed door leading into entrance hall with wooden laminated flooring, radiator, socket

LIVING ROOM:

14'6" x 10'2" (4.43 x 3.11)

Wooden laminated flooring, tiled surround fireplace, glazed door leading to conservatory, hot-press with shelved storage, radiator, 3 x sockets, telephone point

CONSERVATORY:

13'1" x 10'3" (4.01 x 3.14)

Tiled floor, radiator, 3 x sockets, uPVC door leading to front

KITCHEN:

8'5" x 7'4" (2.58 x 2.25)

High & low level units with laminated worktop, electric hob, oven & extractor, plumbed for washing machine, stainless steel sink, tiled floor & splashback, radiator, tongue & groove panelled ceiling with recessed spot lighting

BATHROOM:

6'4" x 5'5" (1.94 x 1.67)

Tongue & groove panelled bath with shower over, pedestal W.H.B, W.C, tongue & groove panelled ceiling, tiled walls & carpet to floor

BEDROOM 1:

10'8" x 9'8" (3.27 x 2.96)

Carpet, radiator, 2 x sockets

BEDROOM 2:

9'8" x 6'10" (2.97 x 2.10)

Carpet, radiator, 1 x socket



SHOWER ROOM:

6'8" x 6'7" (2.04 x 2.01)

Corner shower cubicle with electric shower, pedestal W.H.B, W.C, waterproof panelling to walls, tiled effect flooring, radiator, extractor

EXTERNAL

This 2 x Bedroom semi-detached bungalow is situated on a spacious plot in the village of Burrenbridge on the outskirts of Castlewellsan. The property has spacious gardens to front, rear & side with a storage shed with oil-fired boiler to rear, oil storage tank

Disclaimer

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 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.



Layout

Floor 1



Matterport



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