



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

- 4 x Bedroom, 3 x Reception Detached Family Home with Garage
- Views of Mourne to Rear and Royal County Down Golf course to front
- Recently modernised Kitchen & Living Area

Offers over £284,950



## ACCOMMODATION

(All measurements are approximate)

### ENTRANCE HALL:

Composite front door leading into tiled entrance hall, carpeted staircase leading to first floor, under-stair storage closet, radiator

### LIVING AREA:

19'5" x 10'1" (5.92 x 3.08m into bay window)  
Open-plan Living / Kitchen area with tiled flooring throughout, central wood burning stove, recessed spot lighting, 2 x radiators, 5 x sockets

### KITCHEN AREA:

12'5" x 10'1" (3.80 x 3.08m at widest)  
Recently installed modern kitchen units with contrasting laminate worktop & matching island, integrated appliances to include, oven, microwave, hob with extractor, dishwasher, sink, fridge / freezer, decorative splashback, glazed patio doors leading to rear, 4 x sockets

### RECEPTION 2:

15'11" x 15'1" (4.87 x 4.60m at widest)  
Wooden laminate flooring, panelling to walls, wood burning stove, glazed uPVC door leading to driveway offering separate access, 2 x radiators, 6 x sockets

### RECEPTION 3:

17'4" x 11'1" (5.29 x 3.39m at widest)  
Carpet, wooden surround fireplace, 2 x sockets, 2 x radiators, wall lights

### SHOWER ROOM:

9'8" x 5'11" (2.95 x 1.82m at widest)  
Walk-in shower cubicle with electric shower, pedestal W.H.B, W.C, walls ½ tiled, tiled floor, extractor



### FIRST FLOOR LANDING:

Spacious landing with views towards nearby Mournes leading to 4 x Bedrooms, Bathroom & W.C, hot press, storage closet, access hatch to roof space, radiator, socket

### BEDROOM 1:

12'10" x 12'4" (3.76 x 3.66m at widest)

Stunning views towards the nearby Mournes, Shower cubicle with electric shower, vanity table with W.H.B, carpet, radiator, 2 x sockets



### BEDROOM 2:

12'6" x 9'9" (3.82 x 2.98m at widest)

Dual aspect windows offering stunning views towards the nearby Royal County Down golf course, built in storage units, carpet, radiator, 2 x sockets



### BEDROOM 3:

11' x 9'10" (3.37 x 3.01m at widest)

Built-in storage closets, carpet, radiator, 2 x sockets



### BEDROOM 4:

10'1" x 8' (3.09 x 2.46m at widest)

Carpet, radiator, 2 x sockets



### BATHROOM:

7'7" x 5'4" (2.33 x 1.65m at widest)

Tiled bathroom with vanity unit W.H.B, panel bath, radiator

### CLOAKROOM:

5'8" x 3'10" (1.73 x 1.18m at widest)

Panelling to walls, tiled floor, W.C, pedestal W.H.B

# 7 Westland Avenue

## Newcastle, BT33 0BZ

### EXTERNAL:

This detached 4 x Bedroom, 3 x Reception Detached family home with Garage is located just off the Dundrum Road in Newcastle. It boasts views towards the nearby Mourne Mountains & Royal County Down golf course. The property is conveniently located to the centre of Newcastle and boasts a wrap around garden with wall surround

### GARAGE:

Attached garage with fluorescent strip light, power & oil-fired boiler



**Rates payable for rating year 2023/24 = £1,571.31**

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