



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	51 E	
21-38	F		
1-20	G		

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

- 2 x Detached properties with outbuildings situated on an elevated site with views towards the Mourne Mountains and surrounding countryside
- Full planning permission for extension to Bungalow at No.50
- Adjoining lands extending to approximately 11 x acres

Offers in the region of £399,950



ACCOMMODATION of No. 52
(All measurements are approximate)

LIVING ROOM:

13'9" x 13'2" (4.18 x 4.01m at widest)
Carpet and wood-effect tiled flooring, recessed feature alcove, radiator, recessed spot lighting



BEDROOM 1:

13'2" x 9'7" (4.01 x 2.93m at widest)
Steps leading to bedroom with neutral carpet, radiator, recessed spot lighting



KITCHEN:

9'9" x 8'5" (2.96 x 2.57m at widest)
A range of high & low level shaker style kitchen units with laminate worktop, integrated fridge/freezer, electric oven & hob, stainless steel extractor fan, hot-press, radiator, under unit LED feature lighting, tiled floor, recessed spot lighting



SHOWER ROOM:

5'11" x 5'3" (1.80 x 1.61m at widest)
Corner shower cubicle with power shower & waterfall shower-head, stone effect tiling to walls and splashback, pedestal W.H.B, W.C, tiled floor, radiator, recessed spot lighting

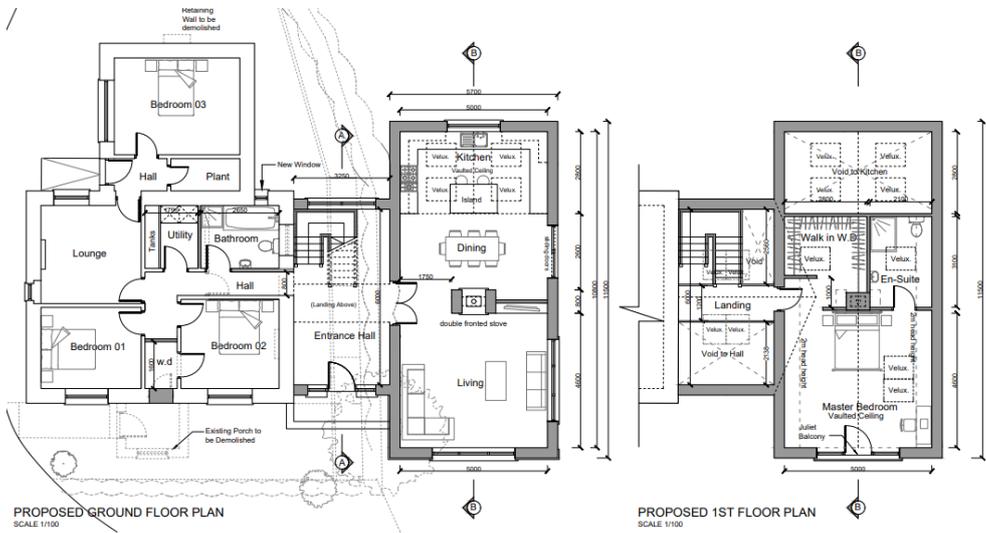


UTILITY:

8'5" x 3'3" (2.57 x 1.45m at widest)
Storage units, plumbed for washing machine & dryer, tiled floor, recessed spot lighting, radiator

FIRST FLOOR BEDROOM AREA:

25'1" x 11'5" (7.65 x 3.47m at widest)
Accessed via staircase from Living Room, this open plan Bedroom area is currently divided into 2 x Bedroom spaces, radiator, recessed spot lighting, velux roof window with views towards surrounding countryside



50-52 Ballybannan Road Castlewellan, BT31 9ER

EXTERNAL:

These properties and adjoining lands offer buyers a unique opportunity to purchase 2 x detached properties in the stunning County Down countryside with spectacular elevated views towards the nearby Mourne Mountains. The properties are ideally situated between the market town of Castlewellan and the seaside resort of Newcastle with its world-famous Royal County Down golf course and award-winning promenade. These properties would lend themselves perfectly to the ever-growing holiday accommodation market.



Rates payable for rating year for No. 52 2023/24 = £693.23

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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