



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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

- 3 x Bedroom Semi-Detached House
- uPVC Windows and Oil-Fired Central Heating
- Enclosed rear garden and tarmac driveway

Offers in the region of £159,950



ACCOMMODATION

(All measurements are approximate)

HALLWAY:

Hardwood glazed door leading into tiled hallway, meter cupboard, under-stair storage, radiator, telephone socket, stairs with picture window leading to first floor



LIVING ROOM:

17'3" x 15'1" (5.27 x 4.60m at widest)

Glazed oak door, brick surround fireplace, bay window with built-in seating / storage, dual aspect windows, radiator



KITCHEN / DINING:

22'5" x 13'6" (6.84 x 4.13m at widest)

High & Low level units with laminated worktop, stainless steel sink, Aga range cooker, glazed patio doors leading to rear, tiled floor & splashback, radiator



FIRST FLOOR LANDING:

Landing with picture window leading to 3 x Bedrooms & Bathroom, Double Hot-Press with ample storage, access to Roof-Space

BEDROOM 1:

14'8" x 11'6" (4.48 x 3.51m at widest)

Wood effect vinyl flooring, radiator



BEDROOM 2:

16'4" x 9'8" (4.99 x 2.95m at widest)

Dual aspect windows, wooden laminated flooring, radiator



BEDROOM 3:

11'7" x 9'1" (3.54 x 2.78m at widest)

Wooden laminated flooring, radiator



BATHROOM:

7'11" x 5'5" (2.42 x 1.67m at widest)

White panel bath with shower over, pedestal W.H.B, W.C, velux window, wood effect vinyl flooring, extractor

7 Bellfield

Castlewellan, BT31 9RG

EXTERNAL:

Lawn area to front of property with mature planting, tarmac driveway, enclosed garden to rear, oil-storage tank, housing for boiler



Rates payable for the year 2023/24 = £924.30

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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