



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	41 E	
21-38	F		
1-20	G		

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

- 4 x Bedroom Terraced House with views towards the nearby Mourne
- Ground Floor Shower Room
- Recently decorated throughout

Offers over £139,950



ACCOMMODATION

(All measurements are approximate)

HALLWAY:

uPVC glazed door with matching side panel leading into entrance porch, wooden laminated flooring, staircase with neutral carpet leading to first floor landing, radiator, socket



LIVING ROOM:

15' x 12'6" (4.57 x 3.83m at widest)

Wooden laminated flooring, tiled surround fireplace, 2 x radiators, 3 x sockets



KITCHEN / DINING:

15'10" x 8'4" (4.83 x 2.56m at widest)

High & Low level units with laminated butcher-block effect worktop, 1 ½ bowl stainless steel sink, plumbed for washing machine, stainless steel extractor fan, glazed patio doors leading to rear, vinyl flooring, walls part-tiled, hot-press, radiator, 3 x sockets



SHOWER ROOM:

9'3" x 4'7" (2.84 x 1.40m at widest)

Fully tiled walls & floor, shower area with mixer shower, W.H.B, W.C, radiator



FIRST FLOOR LANDING:

Landing leading to 4 x Bedrooms & Shower room, access to Roof-Space

BEDROOM 1:

15'10" x 9'1" (4.83 x 2.78m at widest)

Located at the front of the property with stunning views towards the nearby Mourne Mountains, neutral carpet, 2 x storage closets, radiator, 2 x sockets



BEDROOM 2:

12'1" x 8'5" (3.69 x 2.57m at widest)

Located at the front of the property with mountain views, neutral carpet, radiator, 2 x sockets



BEDROOM 3:

11'5" x 9'8" (3.50 x 2.95m at widest)

Neutral carpet, radiator, 2 x sockets



BEDROOM 4:

12'3" x 8'2" (3.74 x 2.51m at widest)

Neutral carpet, storage closet, radiator, 2 x sockets

SHOWER ROOM:

5'11" x 5'6" (1.81 x 1.69m at widest)

Corner shower cubicle with electric shower, vanity W.H.B, W.C, fully tiled walls with decorative border, vinyl flooring, radiator



31 Ballaghbeg Park

Newcastle, BT33 0BU

EXTERNAL:

Lawn area to front of property, enclosed rear yard with oil-storage tank, housing for boiler



Rates payable for the year 2023/24 = £762.55

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.

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