



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	49	57
Northern Ireland		EU Directive 2002/91/EC

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

- Three-bedroom semi-detached house on a spacious plot
- Located on the edge of Castlewellan and within walking distance to main commuter routes
- Fantastic opportunity for further development subject to approvals

**Offers Around £235,000**





## 28 Ballylough Road Castlewellan, BT31 9NN

Occupying a generous site on the edge of Castlewellan, 28 Ballylough Road is a characterful three-bedroom semi-detached home offering countryside charm, mountain views, and excellent commuter links to Newry, Belfast, and beyond. Built in the 1920s, the property retains a sense of period character while offering versatile space both inside and out.

Internally, the accommodation includes two reception rooms, a kitchen, utility room, three well-proportioned double bedrooms, and both upstairs and downstairs toilet facilities. Externally, the property boasts a detached garage with ample storage, a large garden, and a patio area ideal for outdoor entertaining.

Set on a spacious plot, the property may also offer scope for further development or extension (subject to the necessary approvals), making this an exciting opportunity in a desirable semi-rural location with panoramic views of the countryside and Mourne Mountains in the distance.

### ENTRANCE HALL:

Hard wood front door leads to a tiled entrance porch with W.C on the left, glazed wood door brings then opens up to a hallway with wood laminate flooring, access to downstairs rooms and staircase, two radiators one double socket, telephone point

### KITCHEN:

12'6" x 9'3" (3.82m x 2.83m)

Wood effect ceramic tiling, wood units and granite effect wrapped counter tops, 1.5 bowl sink, recess for cooker, extractor fan, travertine tiled splash back, four sockets, one radiator, wood wall panelling

### UTILITY ROOM:

13'1" x 5'1" (3.99m x 1.55m)

Ceramic tiles floor continued from kitchen, laminated wood counter tops, 1.5 bowl sink, high and low level units, radiator, two sockets. uPVC door with glazed insert leading to side patio and garage

### LIVING ROOM:

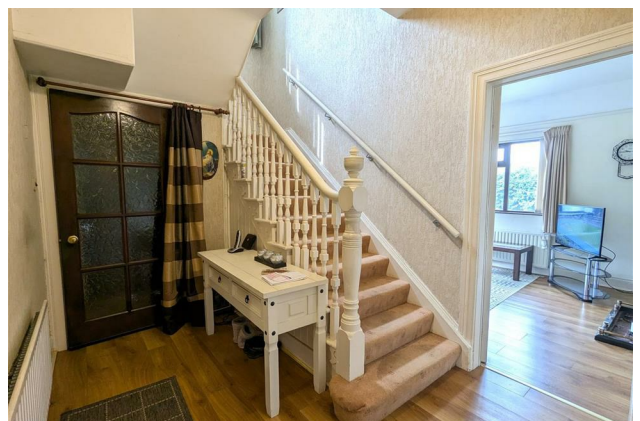
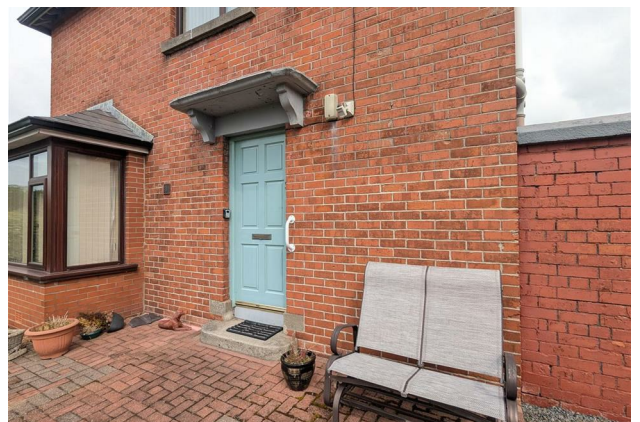
16'4" x 10'6" (5.00m x 3.21m)

Reception room with bay window providing natural light and stunning views of the Mourne Mountains. Wood laminate flooring, cast iron antique fireplace with tiled hearth, two radiators, three sockets

### DINING ROOM:

15'0" x 11'2" (4.58m x 3.41m)

Spacious room looking out over patio area, tiled fireplace, carpet, three sockets, radiator



**W.C:**

4'1" x 2'9" (1.26m x 0.84m)

W.C located under staircase beside front entrance, radiator, wash hand basin

**UPSTAIRS LANDING:**

Split levels with W.C on lower level and bathroom, bedrooms on the upper level, access to roof space, carpeted stairs and landing, wood banister

**FIRST FLOOR W.C:**

6'8" x 5'3" (2.04m x 1.61m)

Tiled floor, W.H.B, W.C, radiator

**BATHROOM:**

8'0" x 6'7" (2.45m x 2.01m)

Tiled floor with corner panel bath, shower enclosure with electric shower, pedestal wash hand basin, radiator, tiled walls with decorative border

**BEDROOM 1:**

13'9" x 12'11" (4.21m x 3.94m)

Spacious double bedroom with countryside views, two sockets, one radiator

**BEDROOM 2:**

12'10" x 10'5" (3.92m x 3.19m)

Spacious double bedroom with countryside views, integrated wardrobe, two sockets, one

**BEDROOM 3:**

12'7" x 10'2" (3.85m x 3.12m)

Double bedroom with integrated wardrobe, two sockets, one radiator

**EXTERNAL:**

Iron gates lead to a driveway in gravel with a brick paved path to the front door. Spacious lawn on the south side of the property accessed via steps, mature hedging borders the garden with various shrubs and planting. Lawn continues on the upper level with a paved patio on the east side. There is a side entrance on the opposite side of the property which features a flagged patio area, garage, oil fired boiler housing and external tap

**GARAGE:**

13'11" x 11'7" (4.25m x 3.54)

Garage with electric accessed via a green sliding wood door, oil storage tank

**DISCLAIMER**

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.





Layout

Floor 1



Matterport



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