



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

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

- Large semi detached house
- Recently redecorated and recarpeted throughout
- OFCH and PVC double glazing

Offers Around £194,950

Hallway

Cream tiled floor, 1 x radiator, 1 x double electric socket and heating thermometer.

Living Room

11 x 18 (3.35m x 5.49m)

Large living room with an open fire, a black heart and white wooden surround. Wooden laminate flooring, 1 x radiator, 3 x double electric socket, TV, telephone and WIFI points.



Kitchen

12 x 14 (3.66m x 4.27m)

Kitchen and dining area with cream tiled floor, wooden high and low cupboards with a dark grey work top. Integrated oven, hob, extractor fan, fridge freezer and dishwasher. Plumbed for a washing machine. Access to under stairs storage and rear hallway.



W/C

6 x 4 (1.83m x 1.22m)

Pedestal WHB and WC, 1 x radiator, cream coloured tiled floor.



Bedroom 1

10 x 11 (3.05m x 3.35m)

The master bedroom with carpeted flooring, 2 x double electric sockets, 1 x radiator

Ensuite

Spacious ensuite with black and white floor tiles, pedestal WHB and WC, enclosed shower cubical with electric shower, 1 x radiator.

Bedroom 2

7 x 8 (2.13m x 2.44m)

Wooden laminate flooring with 1 x radiator and 2 x double electric sockets.



Bedroom 3

8'0" x 10'0" (2.44m x 3.05m)

Carpeted bedroom with 1 x radiator, and 2 x double electric sockets.

Bathroom

6'5" x 6'11" (1.96m x 2.11m)

Family bathroom with a pedestal WHB, WC and bath. White tiled floor with white and blue tiled back splash around the bath. 1 x radiator

External

Open concept front garden with a driveway to the left of the property. An enclosed fully paved back garden with a shed, the oil tank and boiler.

Disclaimer (paragraph)

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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propertydirections.com

Newcastle

E&C Jennings
12 Main Street
BT33 0AD
02843727222

Castlewellan

T&P Cowan
31a Main Street
BT31 9DQ
0345 222 11 00

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propertymark

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