

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>	<b>57</b>	<b>68</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

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

- Four-bedroom detached house with a recently constructed garden room
- South facing rear garden with views of the Mourne Mountains
- Extensively renovated throughout including a new roof and newly laid brick paved patio

**Offers Over £285,000**





# 10 Shimna Vale

## Newcastle, BT33 0EF

Property Directions are excited to present 10 Shimna Vale, Newcastle to the market. Situated within walking distance of Newcastle Town Centre, this spacious four-bedroom detached property has been extensively modernised in recent years and is presented to a high standard throughout. Internally, the home features a newly fitted kitchen and bathroom, a comfortable living room, and four well-proportioned bedrooms.

To the rear, a private south-facing garden offers picturesque views of the Mourne Mountains and includes a recently constructed garden room with two adjoining spaces, both with access to a bathroom – ideal for use as a home office, gym, or studio. The property also benefits from a concrete driveway, brick-paved path, and silver granite flagging surrounding the garden room.

Upgrades include a new roof, re-plastered exterior walls, cavity wall insulation, a new condensing boiler, and modernised plumbing, making this an attractive family home in a highly convenient location.

Please get in touch with Property Directions and a member of our team would be happy to provide you with more information and organise a viewing for you.

### ENTRANCE HALL:

Two panel composite door leading to a tiled entrance porch, glazed wooden door and side panel lead to hallway. Laminated wood flooring, access to three bedrooms, bathroom, living room and kitchen

### BEDROOM 1:

10'11" x 9'10" (3.34m x 3.00m)

Laminate flooring continued from hallway, double bedroom with bay window, contemporary wall panelling, radiator, three sockets

### BEDROOM 2:

11'5" x 9'7" (3.49m x 2.93m)

Laminate flooring continued from hallway, double bedroom with bay window, radiator, three sockets

### BEDROOM 3:

10'9" x 9'9" (3.28m x 2.99m)

Double bedroom with neutral carpet, radiator, three double sockets

### LIVING ROOM:

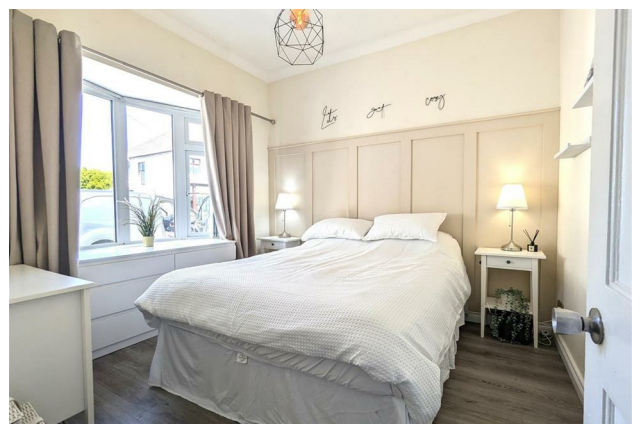
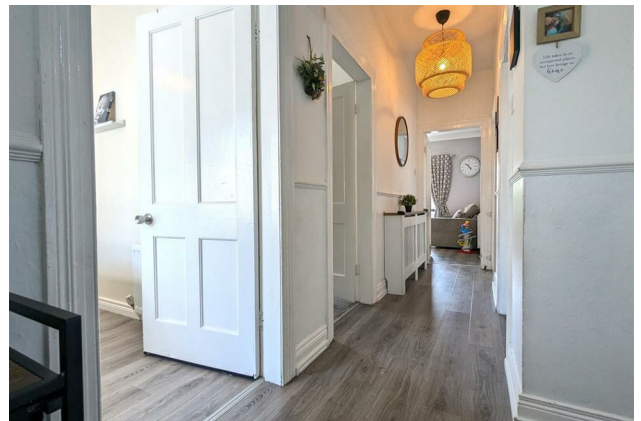
15'5" x 13'7" (4.72m x 4.15m)

Laminated wood flooring continued from hallway leading to a bright south facing living room with views of Slieve Donard. Traditional fireplace with granite hearth, open fire, high ceiling with cornices, porch leading to rear garden and patio area through two French doors

### BATHROOM:

11'3" x 7'0" (3.45m x 2.15m)

Tiled floor, recessed spot lighting, floor standing vanity unit with ceramic sink, wall hung electric mirror connection, walk in shower enclosure uPVC wall panelling, thermostatic shower, freestanding bath with a contemporary grey splash back, heated towel rail, back to wall W.C



## KITCHEN:

15'2" x 11'3" (4.63m x 3.45m)

Marble effect tiled floor, charcoal grey (some in a contrasting white) high and low level units. Granite work tops and upstand, integrated electric hob with extractor fan and glass splash back. Bright room with views towards Mourne Mountains, integrated appliances to include oven, fridge freezer, 1.5 bowl stainless sink

Island with matching countertops, further units and recess for bar stools. LED spot lighting, access to patio area at side of house, staircase with wood banister leading to first floor rooms..

## BEDROOM 4:

13'10" x 12'2" at widest points (4.22m x 3.73 at widest points)

Spacious room in roof space area with neutral carpet, radiator, two sockets

## WALK-IN WARDROBE:

L-shaped room with neutral carpet continued from landing, sky light stunning mountain views

## EXTERNAL:

Extensively renovated throughout, this property has had a new roof, condensing boiler and externally re-plastered. There is a concrete driveway on east side of property leads to rear garden, brick paved path beginning at front door continuing down the west side of property to a private south facing rear garden and patio bordered by mature hedging

## GARDEN ROOM:

Contemporary design garden room with two adjoining spaces both with access to a bathroom. This charming and practical living space may lend itself for a gym or an office, it is of timber construction with eye catching external cladding, external lighting and surrounded by silver granite flagging. Both rooms are accessed from the garden via sliding doors..

## GARDEN ROOM 1:

Spacious room with wooden laminate flooring, display wall featuring low level counter tops and units with soft closing doors and drawers. Integrated electric fire and provision for a wall hung TV, modern surround wall panelling. Four wall sockets and one ceiling socket, recessed spot lighting

## GARDEN ROOM 2:

Herringbone style vinyl flooring, spotlights, 7 sockets including wall hung TV provision and U.S.B ports, extractor fan

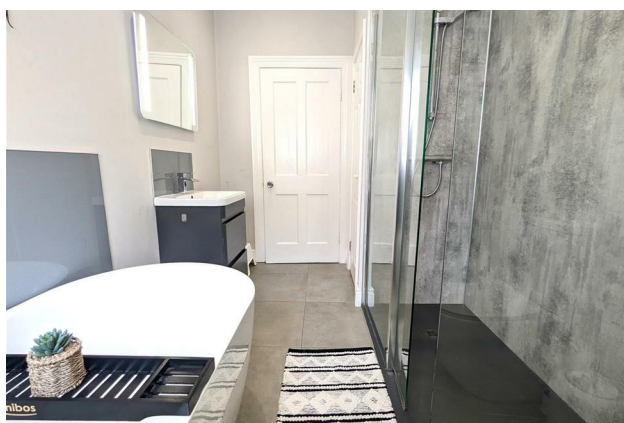
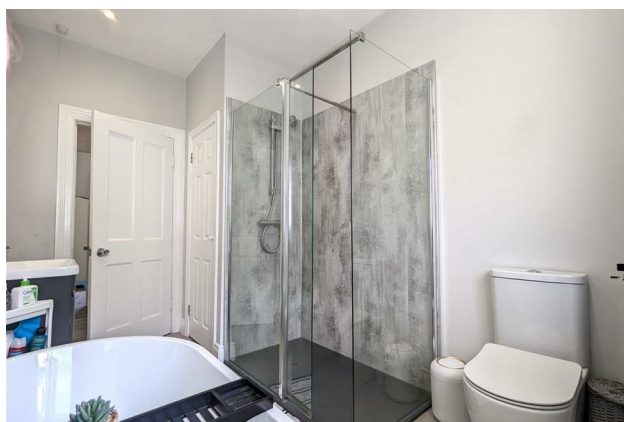
## W.C:

Jack and Jill bathroom, herringbone style vinyl flooring continued from room 2. W.C, wash hand basin

## DISCLAIMER:

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.





Layout



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