




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	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**

- 2 Bed apartment in the exclusive Waterfoot complex
- Views overlooking the Mourne and Newcastle Main St
- Conveniently located with access to all local amenities, shops and restaurants

Offers Around £165,000

Hallway

A welcoming entrance hallway featuring a convenient storage cupboard, a radiator for added comfort, and a single electric socket, providing practical space and functionality.

Living room / Kitchen / Diner

11'2" x 21'2" (3.425 x 6.475)

This expansive open-plan space seamlessly integrates the living, kitchen, and dining areas, creating a harmonious flow ideal for both entertaining and everyday living. Large windows frame picturesque views overlooking Newcastle Main Street and the majestic Mourne Mountains, infusing the space with natural light and scenic beauty.

Living Area:

Equipped with two radiators to ensure year-round comfort.

Features three double electric sockets, a TV point, and a telephone/Wi-Fi point, providing modern connectivity options.

Includes a handset for the telecom system, enhancing communication convenience.

Kitchen Area:

Boasts tiled flooring complemented by a multi-coloured tiled backsplash, adding a touch of character.

Fitted with laminate high and low-level cupboards, offering ample storage space.

Includes an integrated extractor fan, hob, and oven, catering to culinary needs.

Features a stainless steel sink with tap and drainer, ensuring practicality.

Plumbed for a washing machine, facilitating laundry tasks.

Provides three double electric sockets, accommodating various appliances.



Bedroom 1

9'7" x 11'6" (2.92m x 3.51m)

This generously sized double bedroom offers a comfortable and functional living space. It features a spacious built-in storage cupboard, with two double electric sockets to accommodate various electronic devices, and a radiator ensures a cosy atmosphere throughout the year.

Bedroom 2

10'11" x 11'3" (3.35m x 3.43m)

This generously proportioned double bedroom offers a comfortable and versatile living space. It is equipped with a radiator and two double electric sockets, ensuring optimal comfort and functionality. Notably, the room houses a gas boiler in the corner, providing efficient heating solutions.

Bathroom

6'11" x 5'7" (2.12 x 1.72)

This well-appointed family bathroom features contemporary dark grey tiled flooring complemented by crisp white tiled walls, equipped with a pedestal WHB and a WC, a bath with an overhead mixer shower, a radiator and shaving light.

External

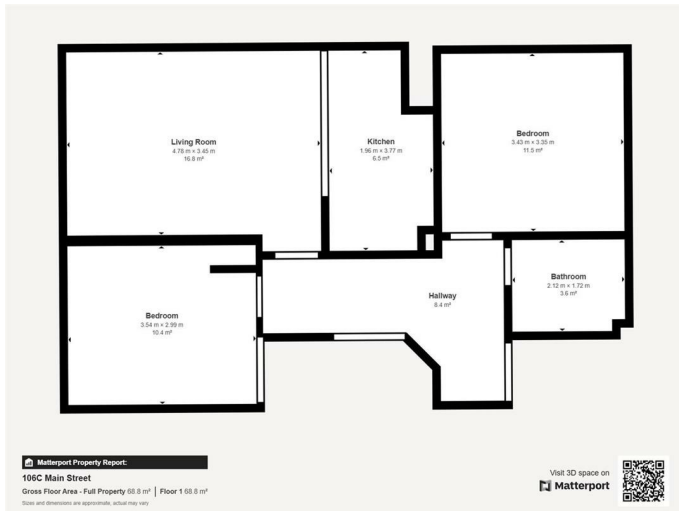
This contemporary second-floor apartment offers both comfort and security, featuring a designated parking space within a gated development. Situated in the heart of Newcastle, it provides convenient access to a variety of local amenities, including shops, restaurants, and recreational facilities.

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.





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